

ANNEXATION REQUEST BY THE CITY OF FLORENCE FOR
A 119.51 ACRE SITE OWNED BY TOWNE LAND COMPANY (SADDLEBACK PARTNERS)

OCTOBER 19, 1988

This is an annexation request by the City of Florence for a 119.51 acre site owned by Towne Properties, located west of I-75 and east of the U.S. 25/42 Connector Road, Boone County, Kentucky. The property is zoned Suburban Residential Two/Planned Development (SR-2/PD), and is part of a larger tract of approximately 130 acres under the same ownership. The property owner is requesting the site be annexed into the City of Florence. In accordance with Kentucky Law, (K.R.S. 81A.420 and K.R.S. 100.209, the City of Florence has requested that the Boone County Planning Commission hold a Public Hearing in order to make a recommendation regarding the effect of the annexation, if any, on the current zoning of the property.

The current use of the property is the abandoned Kentucky Raceway, however, the site was part of a Zoning Map Amendment request approved by the Boone County Planning Commission on July 6, 1988 and by Boone County Fiscal Court on September 6, 1988. The previous zoning was Suburban Residential One (SR-1) and Recreation (R). The approved zoning for the 130 acre tract is Suburban Residential Two/Planned Development (SR-2/PD) and Commercial Two (C-2). The approved Concept Development Plan of that request proposes this 119.51 acre site as mixed residential development including single-family, apartment, and townhouse condominium development. A total of 799 dwelling units were approved on the 119.51 acre parcel for an intensity of 6.7 units per acre. The proposed commercial area west of the U.S. 25/42 Connector Road on the approved Concept Development Plan is not included in this annexation request.

SURROUNDING LAND USES AND ZONING

The surrounding land uses of the 119.51 acre site are I-75 and the Northern Kentucky Industrial Park to the east, single-family residential and undeveloped property to the north and south, and single-family residential to the west.

Surrounding zoning of the 119.51 acre site includes:

- North - Suburban Residential One (SR-1) and Residential One Family (R-1F)
- South - Suburban Residential One (SR-1)
- East - Industrial Two (I-2)
- West - Commercial Two (C-2), Suburban Residential One (SR-1), and Urban Residential One (UR-1)

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RELATIONSHIP TO COMPREHENSIVE PLAN

As reviewed during the Zoning Map Amendment Request, the Future Land Use Map indicates Medium Density Residential Development for the site and general area. The text of the Comprehensive Plan includes the following references.

Pages H-17 and H-18 discuss types of housing for the future in Boone County:

"A variety of housing opportunities within the established urban areas would encourage some of the wealthier residents to reside there and thus lessen the isolation of different segments of society. Therefore, single-family housing should remain an ingredient of the urban areas instead of being targeted only for rural areas. Established single-family housing areas in urban settings should not experience an influx of multifamily or duplex construction, however, unless proper and adequate buffering can be provided. Large, left-over parcels in urban service areas are well suited for high density residential uses."

"Multi-family construction will take place increasingly in the Florence-Burlington-Hebron area because of easy access (KY 18, KY 237, and I-275) and the spread of urbanization. High density developments should be close to the thoroughfares to achieve a gradation of densities outlined in the land use plan."

"Multi-family housing should have convenient access to commercial districts. The developments should be designed to offer the shortest trips to the most people."

Pages H-18 and H-19 discuss various densities of housing development in the county:

"High density residential areas should be located sufficiently near and with convenient access to major streets, highways, and shopping and public facilities. Between high density and low density there should be a gradation or a buffer. Existing vegetation (such as wooded fence rows) should be retained as much as possible to provide buffer strips."

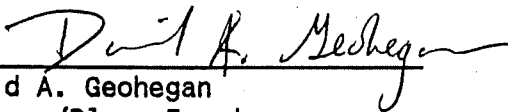
Several objectives of the Housing Element also describe future high density residential development:

10. High density development shall occur in locations with immediate or convenient access both to major streets or highways and to shopping and public facilities.
11. Progression of intensities shall be encouraged. Where traditional progressions of high density to low density development cannot be followed, adequate buffering must accompany high density usage.

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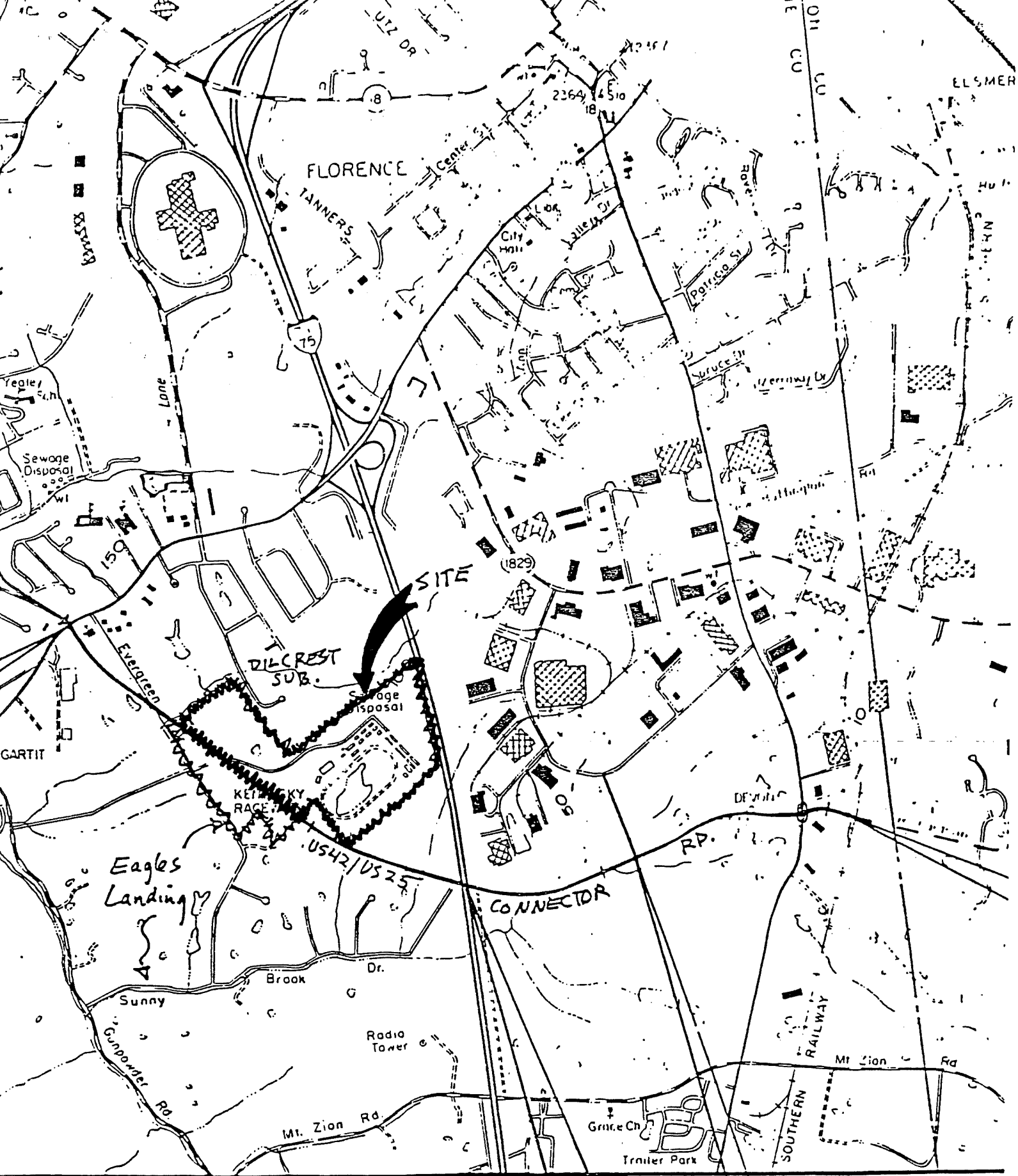
STAFF REVIEW

Staff believes that this annexation request will not have an effect on the zoning of the 119.51 acre parcel. The approved zoning of Suburban Residential Two/Planned Development accurately reflects the planned uses of the property. The approved zoning and its accompanying Concept Development Plan have been publically reviewed through the Zoning Map Amendment process, and have been approved for the land use reasons contained in the minutes and Committee Report of the July 6, 1988 Planning Commission Business Meeting. In staff's opinion, the annexation of this proposed development site does not warrant a change in zoning to be in accordance with the 1986 Boone County Zoning Regulations as they pertain to the City of Florence.



David A. Geohegan
Planner/Plans Examiner

DAG:jdh



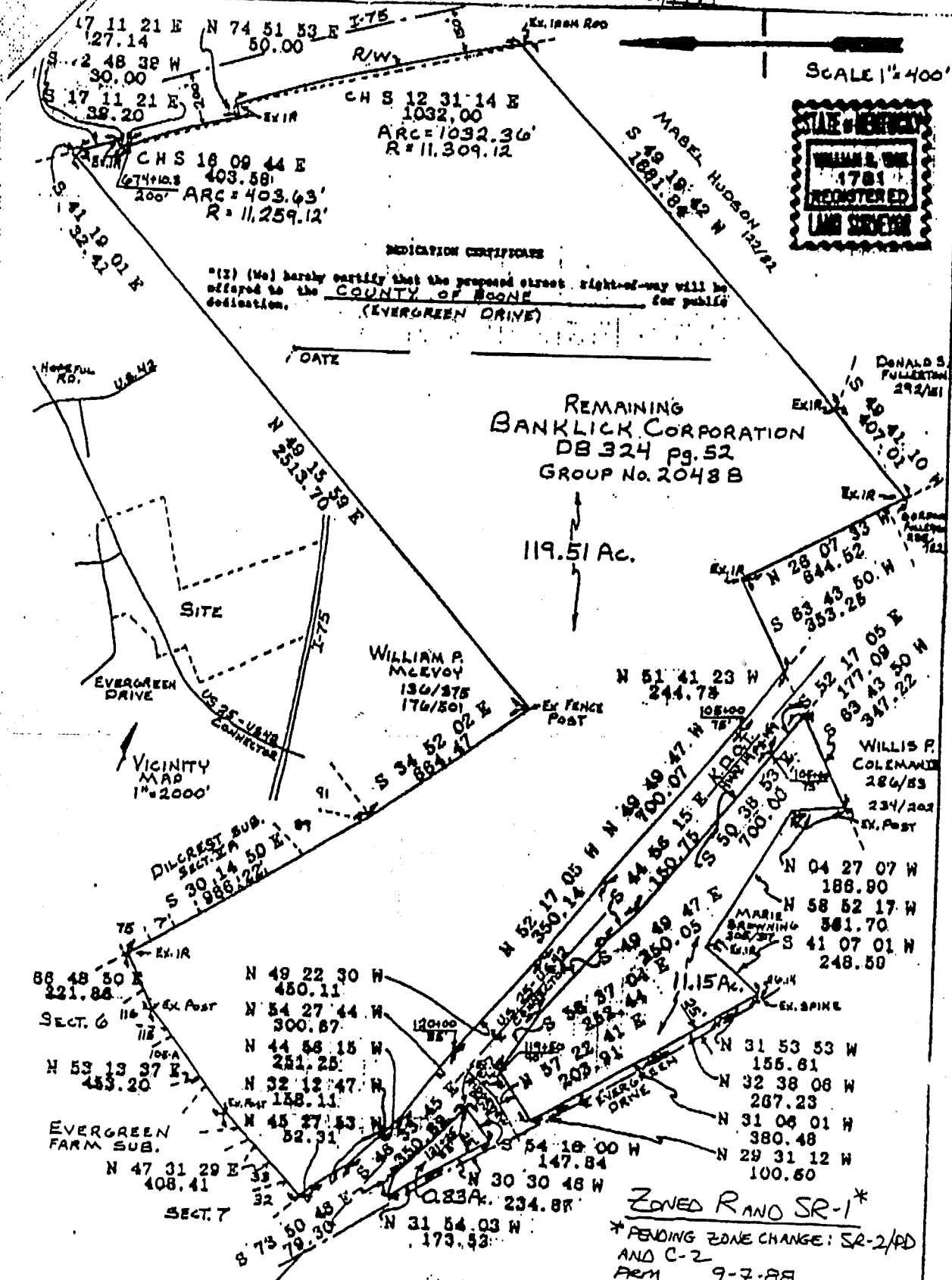
STA. 73+27.51
 CONST. 50'-107'-107.50'
 P.C.I.B. @ 24°15'50" LT.

EMPIRE DRIN
 CONNECTOR

P & Z Code No. 1112

ORIGINAL

SCALE 1"=400'

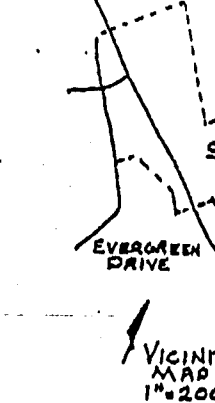


DEDICATION CERTIFICATE
I (we) hereby certify that the proposed street right-of-way will be offered to the COUNTY OF BOONE for public dedication.
(EVERGREEN DRIVE)

DATE _____

Home Rd. U.S. 42

DONALD S. FULLERTON 292/81



WILLIS P. COLEMAN
286/83
234/202
EX. Post

SECT. 6
N 53 19 37 E 453.20
N 49 22 30 W 450.11
N 54 27 44 W 300.87
N 44 58 15 W 281.25
N 32 12 47 W 158.11
N 45 27 43 W 52.31
N 47 31 29 E 408.41
SECT. 7
N 31 54 03 W 173.43

11.15 Ac.
N 31 53 53 W 155.81
N 32 38 08 W 267.23
N 31 06 01 W 380.48
N 29 31 12 W 100.60
N 04 27 07 W 188.90
N 58 52 17 W 581.70
S 41 07 01 N 248.50
N 52 17 05 W 350.14
S 44 56 15 E 160.75
S 49 49 47 E 260.05
N 57 22 41 E 202.91
N 30 30 48 W 147.84
N 30 30 48 W 234.87
N 31 54 03 W 173.43

ZONED R AND SR-1*
* PENDING ZONE CHANGE: SR-2/PD AND C-2
APR 9-7-88

LAND SURVEYOR'S CERTIFICATE
I hereby certify that this plat has been prepared by me or under my supervision in accordance with the Kentucky Minimum Surveying Law, and complies with all requirements of the Boone County and Subdivision Regulations; and that dedicated areas and public ways or streets are properly owned by the

BOONE COUNTY PLANNING COMMISSION APPROVAL CERTIFICATE
Approved for recording the transfer of property only by the Boone County Planning Commission this 27th day of Sept 1988.
[Signature]
FOR RECORDABLE COPY
LAND SURVEYOR'S CERTIFICATE

EXHIBIT "A"



VIOX & VIOX, P.S.C.

CONSULTING ENGINEERS & SURVEYORS
446 ERLANGER ROAD
ERLANGER, KENTUCKY 41018
PHONE: (606) 757-3883

JAMES H. VIOX, III, P.E.
KY. REG. NO. 6880
KY. LAND SURVEYOR NO. 787

WILLIAM R. VIOX, P.E.
KY. REG. NO. 9209
KY. LAND SURVEYOR NO. 1781

DESCRIPTION

Remaining Banklick Corporation Property
(119.51 Acres)

Parcel 1 A parcel of land lying on the northeasterly side of the U.S. 25 to U.S. 42 Connector in Boone County, Kentucky and being more particularly described as follows:

BEGINNING at a point in the northeasterly right-of-way line of the U.S. 25 to U.S. 42 Connector, said point also being in the most southeasterly line of Lot 21 of Evergreen Farm Subdivision, Section 7, and running thence:

N 47-31-29 E, along the southeasterly side of Evergreen Farm Subdivision, Section 7, a distance of 408.41 feet, to a point, thence
N 53-13-37 E, a distance of 453.20 feet, to a point, thence
N 66-48-50 E, a distance of 221.86 feet, to a point in the southwesterly line of Dilcrest Subdivision, thence
S 30-14-50 E, along the southwesterly side of Dilcrest Subdivision, Section V-A, a distance of 988.22 feet, to a point, thence
S 34-52-02 E, along the southwesterly side of William P. McEvoy, a distance of 864.47 feet, to a point, thence
N 49-15-59 E, along the southeasterly side of William P. McEvoy, a distance of 2513.70 feet, to a point, thence
S 41-19-01 E, a distance of 32.41 feet, to a point, thence
S 17-11-21 E, along the southwesterly right-of-way of I-75, a distance of 127.14 feet, to a point, thence
S 17-11-21 E, a distance of 127.14 feet, to a point, thence
S 72-48-39 W, a distance of 30 feet, to a point, thence
S 17-11-21 E, a distance of 39.20 feet, to a point, thence
Southeastwardly, along the southwesterly right-of-way line of I-75, a chord bearing of S 16-09-44 E, a chord distance of 403.58 feet, an arc distance of 403.83 feet (radius of 11,259.12 feet), to a point, thence
N 74-51-53 E, a distance of 50 feet, to a point, thence
Southeastwardly, along the southwesterly right-of-way line of I-75, a chord bearing of S 12-31-14 E, a chord distance of 1032 feet, an arc distance of 1032.38 feet (radius of 11,308.12 feet), to a point, thence
S 49-19-42 W, along the northwesterly side of Mabel Hudson, a distance of 1881.84 feet, to a point, thence
S 49-41-10 W, a distance of 407.01 feet, to a point, thence

N 26-07-33 W, a distance of 644.52 feet, to a point, thence
S 83-43-50 W, a distance of 353.28 feet, to a point, thence
N 51-41-23 W, along the northeasterly right-of-way line of
the U.S. 25 to U.S. 42 Connector, a distance of 244.74 feet,
to a point, thence
N 49-49-47 W, a distance of 700.07 feet, to a point, thence
N 52-17-05 W, a distance of 380.14 feet, to a point, thence
N 49-22-30 W, a distance of 450.11 feet, to a point, thence
N 54-27-44 W, a distance of 300.67 feet, to a point, thence
N 44-56-15 W, a distance of 251.25 feet, to a point, thence
N 32-12-47 W, a distance of 158.11 feet, to a point, thence
N 45-27-53 W, a distance of 52.31 feet, to the place of
beginning, and containing 119.51 acres more or less.

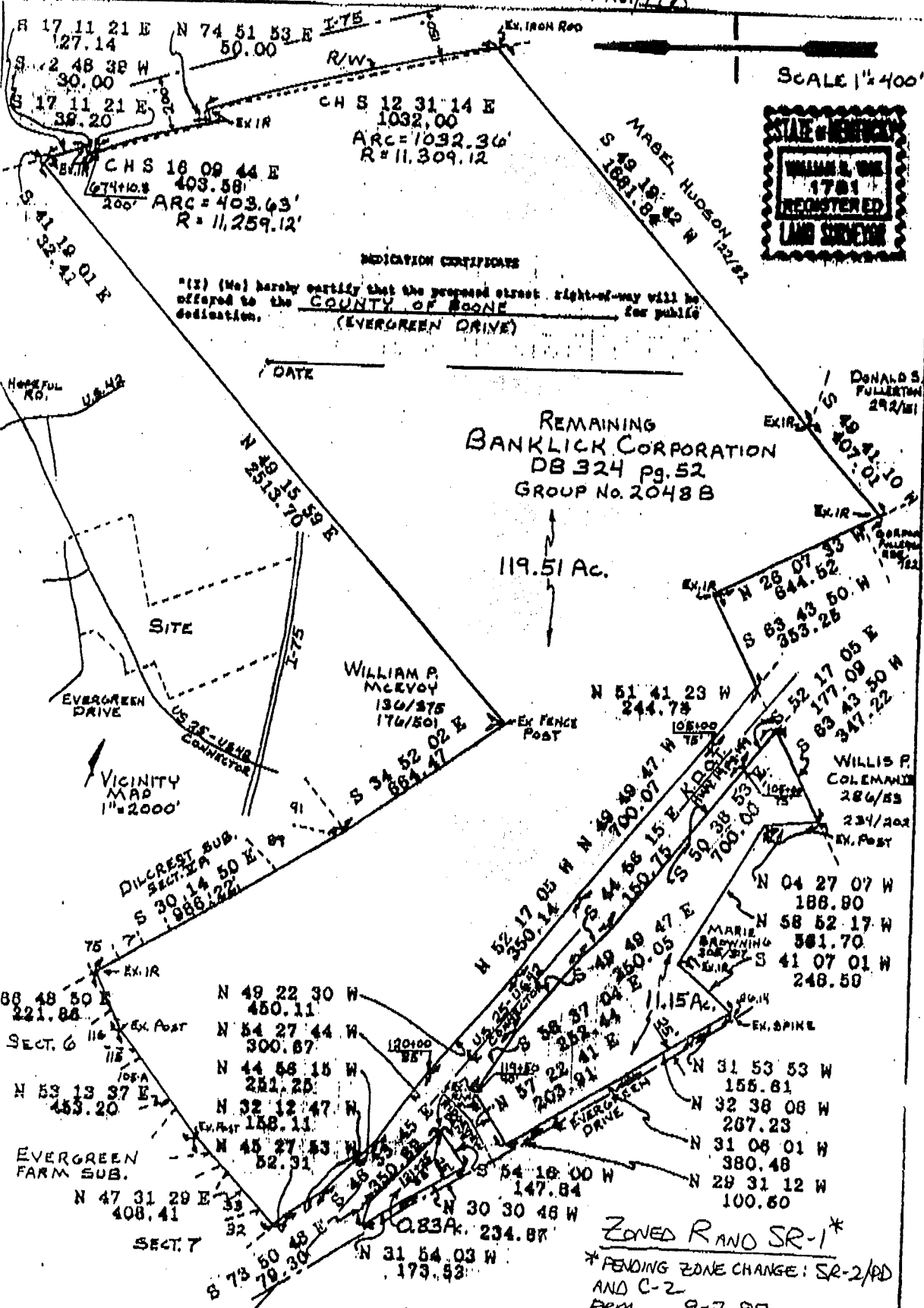
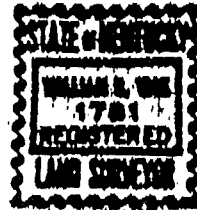
and } The above described parcel being subject to any and all
easements and/or rights-of-ways of record.

8/18/88

P & Z Code No. 1112

ORIGINAL

SCALE 1"=400'



MEDICATION CERTIFICATE
I (I) (We) hereby certify that the proposed street right-of-way will be offered to the COUNTY OF BOONE for public dedication.
(EVERGREEN DRIVE)

DATE _____

REMAINING
BANKLICK CORPORATION
DB 324 pg. 52
GROUP No. 2048 B

119.51 Ac.

ZONED R AND SR-1*
* PENDING ZONE CHANGE: SR-2/PD AND C-2
Per 9-7-88

BOONE COUNTY PLANNING COMMISSION APPROVAL CERTIFICATE

Approved for recording the transfer of property only by the Boone County Planning Commission this 27th day of Sept 1988.

Larry [Signature]

FOR RECORDED COPY
LAND SURVEYOR'S CERTIFICATE

LAND SURVEYOR'S CERTIFICATE
I certify that this plat has been prepared by me or under my direct supervision in accordance with the Kentucky Minimum Surveying Act, and complies with all requirements of the Boone County Ordinance and Subdivision Regulations, and that dedicated areas are public ways or streets lawfully created by the

EXHIBIT "B"

BOONE COUNTY PLANNING COMMISSION

October 19, 1988

SPECIAL PUBLIC HEARING

Mrs. Carol Smith called the meeting to order at 7:30 P.M. and introduced the item on the agenda:

1. Applicant: City of Florence

Request: Annexation

This was a Public Hearing on the request of the City of Florence (applicant) to hold a Public Hearing for a 119-acre (approx.) site owned by Towne Land Company, located west of I-75 and northeast of the U.S. 42/25 Connector Road, (the old Kentucky Raceway site). A Public Hearing is being requested to determine the impact of annexation upon the current zoning of Suburban Residential Two/Planned Development (SR-2/PD) for the residential portion of the Saddlebrook Farms project.

Staff Member, Dave Geohegan, presented the Staff Report (see Staff Report).

Mr. Mike Duncan, attorney, stated that they are in agreement with the Staff Report. However, he noted that the owner of the property is Saddlebrook Partners and Ohio General Partnership.

Mrs. Smith asked if there was anyone else present who wished to speak, or if there were any comments from the Commission.

Mr. Collins questioned why the commercial area on the other side of the road was not included in this request.

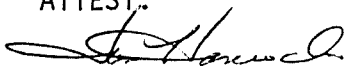
Mr. Duncan advised that there has been an agreement or understanding by the Water Districts that that is where the boundaries will be. Also, the Concept Plan is not fully developed for the commercial area.

APPROVED:



Carol Smith

ATTEST:



Jan Hancock, Recording Secretary

BOONE COUNTY PLANNING COMMISSION

BUSINESS MEETING

October 19, 1988 8:00 P.M.

Mr. William Viox, Chairman, called the meeting to order at 8:00 P.M..

COMMISSION MEMBERS PRESENT:

Mr. Larry Barnett, Vice Chairman
Mr. Fred Burch
Mrs. Rita Buselman
Mr. Lawrence Collins
Mr. Phil Damstrom
Mr. Melvin DeLong
Mr. R. N. Greene
Mr. Rector Jones
Mr. Don McMillian
Mr. Charles Moore
Mr. Barry Neltner
Mr. Ralph Rush
Mr. Floyd Sharp
Mrs. Carol Smith
Mr. William Viox, Chairman

COMMISSION MEMBERS NOT PRESENT:

None.

LEGAL COUNSEL PRESENT:

Mr. Dale Wilson

Chairman Viox noted that each member had received a copy of the Minutes of the Business Meeting of October 5, 1988 and the Public Hearing of October 19, 1988 held prior to this meeting.

Mr. Neltner noted that the Minutes of the Public Hearing should be amended in Paragraph 3, the last line, the word "and" should be "an". Mrs. Buselman noted a correction to the Minutes of the Business Meeting in that Item #5 was recommended for deferral, not approval as written.

Mr. Neltner questioned if the heights of the trees were in keeping with the regulations.

Mr. Sturdevant explained that the Site Plan Review Committee felt that the combined height of the trees and the berm was adequate. Mr. Costello quoted from the regulations in regard to landscaping.

Mr. Greene noted a previous request in which an earthen berm was used to help keep the car lights off the surrounding area.

There being no further comments, Chairman Viox asked for a vote on the motion made by Mr. Barnett to approve the request and it carried unanimously.

5. Site Plan Review

The request of Harley B. Fisk (applicant) for Harold Lewis (owner) for Site Plan Review to construct four commercial buildings (a total of 29,400 sq. ft.) on a 3.5-acre site located on the west side of U.S. 25, Florence, Kentucky. The site is zoned Commercial Two (C-2). (An adjustment to agenda fee has been paid.)

Staff Member, Dave Gebhegan, presented the Staff Report which recommended deferral of the request until the November 2, 1988 Business Meeting (see Staff Report).

Mr. Gerald Newton, Director, read the Committee Report which recommended deferral of the request until the November 2, 1988 Business Meeting based on the Staff Report.

There being no discussion, Mr. McMillian moved that the request be deferred until the November 2, 1988 Business Meeting based on the Staff and Committee Reports. Mr. Burch seconded the motion and it carried unanimously.

6. Annexation Request into the City of Florence

The request of the City of Florence (applicant) to hold a Public Hearing for a 119-acre (approx.) site owned by Towne Land Company located west of I-75 and northeast of the U.S. 42/25 Connector Road, (the old Kentucky Raceway site). A Public Hearing was held to determine the impact of Annexation upon the current zoning of Suburban Residential Two/Planned Development (SR-2/PD) for the residential portion of the Saddlebrook Farms project.

Mr. Gerald Newton, Director, read the Committee Report which recommended that the current zoning not be changed based on the findings of fact (see Committee Report).

Mr. Barnett moved by resolution to the City of Florence that the request be approved based on the Staff and Committee Reports. Mr. Jones seconded the motion.

Counselor Wilson noted that the previously approved Development Plan would be incorporated. Mr. Barnett agreed.

Counselor Wilson noted that Mr. Duncan was present but did not comment.

Chairman Viox stated that he would abstain from voting as he has done engineering work on this project.

There being no further discussion, Chairman Viox asked for a vote on the motion made by Mr. Barnett which found all voting members in favor. Chairman Viox abstained. The motion carried.

NEW BUSINESS:

The Chairman assigned the following items to Committee for review:

Agenda Item
No.

- 1 Site Plan Review
The request of John Quast (applicant) for Rodney Cain (owner) for Site Plan Review to construct two commercial buildings located at 10136 Dixie Highway, Boone County, Kentucky. The 2.76-acre site is zoned Commercial One (C-1).
- 2 Site Plan Review
The request of Charles Patrick (owner) for Site Plan Review to construct a 3,650 sq. ft. warehouse building for Patrick Auto Sales located at 2412 Petersburg Road, Boone County, Kentucky. The 23-acre site is zoned Industrial Two (I-2).
- 3 Site Plan Review
The request of Paul Hemmer Construction Company (applicant) for Hopple Plastics, Inc. (owner) for Site Plan Review to construct a 25,000 sq. ft. building addition located at 7430 Empire Drive, Boone County, Kentucky. The 3-acre site is zoned Industrial Two (I-2).
- 4 Preliminary Plat Review
The request of John Kirby (owner) for Preliminary Plat Review to develop five lots in Meredith Estates Subdivision located off Sewell Road and Setters Road, Boone County, Kentucky. The nine-acre site is zoned Agricultural Estate (A-2).

EXHIBIT "C"

TO: Boone County Planning Commission

FROM: Larry Barnett, Chairman

DATE: October 19, 1988

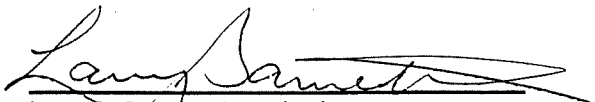
RE: Request of The City of Florence (applicant) to hold a Public Hearing for a 119.51 acre site owned by Towne Land Company located west of I-75 and northeast of the U.S. 42/25 Connector Road, (the old Kentucky Raceway site). A Public Hearing is being requested to determine the impact of Annexation upon the current zoning of Suburban Residential Two/Planned Development (SR-2/PD) for the residential portion of the Saddlebrook Farms project.

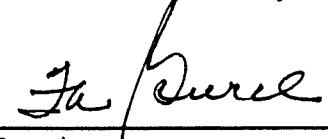
REMARKS:

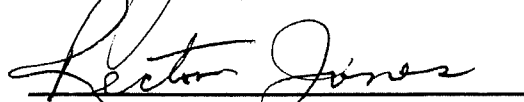
We, the Committee, recommend that the current zoning of Suburban Residential Two/Planned Development (SR-2/PD) on the 119.51 acre site not be changed based upon the following findings of fact. This annexation request has no effect on the current zoning.

FINDINGS OF FACT

1. The Boone County Comprehensive Plan contains several recommendations for a variety of housing within established urban areas and for medium density residential development for the site and immediate vicinity. Through the Zoning Map Amendment process, the Planning Commission and Fiscal Court determined that the proposed Towne Properties development, and hence the Suburban Residential Two/Planned Development zoning (SR-2/PD) was appropriate for the site and consistent with the Boone County Comprehensive Plan.
2. The current zoning, as further defined by the approved Concept Development Plan, is compatible with the zoning and land uses of the adjoining properties, both in the City of Florence and unincorporated Boone County. Specifically, the approved plan includes single-family residential or adequately buffered multi-family residential adjacent to the existing Dilcrest and Evergreen Farms single-family areas in the City of Florence.

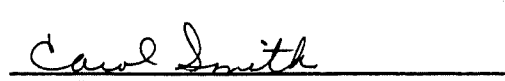

Larry Barnett, Chairman


Fred Burch


Rector Jones


Donald McMillian


Barry Nettles


Carol Smith

ANNEXATION

P+Z
R-54-88

ORDINANCE NO. 0-35-88

AN ORDINANCE ANNEXING CERTAIN UNINCORPORATED TERRITORY LOCATED GENERALLY WEST OF I-75 AND NORTHEAST OF THE U.S. 42/25 CONNECTOR ROAD (THE OLD KENTUCKY RACEWAY SITE) ADJACENT TO THE PRESENT WESTERLY CITY LIMITS; AND SPECIFYING THE ZONING CLASSIFICATION FOR SUCH PROPERTY AFTER ANNEXATION. (TOWNE LAND COMPANY)

WHEREAS, the City has previously enacted Ordinance No. 0-34-88 stating its intention to annex the hereinafter described unincorporated territory, and

WHEREAS, all of the owners of record of such territory have requested same be annexed pursuant to K.R.S. 81A.412 and such owners have duly waived the provisions of K.R.S. 81A.460, and

WHEREAS, pursuant to the recommendation of the Boone County Planning Commission under K.R.S. 81A.420(1) such territory shall be zoned Suburban Residential Two/Planned Development (SR-2/PD) after annexation.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY OF FLORENCE, KENTUCKY, AS FOLLOWS:

SECTION I

That the territory described in Exhibit "A" which is attached hereto and incorporated herein by reference, shall be and the same is hereby annexed to the City of Florence, Kentucky.

SECTION II

That the recommendation of the Boone County Planning Commission (Resolution No. R-54-88) as to the zoning classifications for the subject territory upon annexation is hereby adopted and approved, and the zoning classification for such territory shall be Suburban Residential Two/Planned Development (SR-2/PD) as shown on the Plat which is attached hereto and incorporated herein as Exhibit "B".

That the zoning map of Boone County, Kentucky, as it applies to the City of Florence, Kentucky, shall be amended or changed to reflect the zoning classification for such territory set out above.

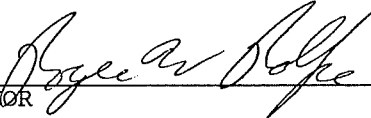
SECTION III

That following the enactment and publication of this Ordinance, such territory shall become a part of the City of Florence, Kentucky, for all purposes.

PASSED AND APPROVED ON FIRST READING THIS 20th DAY OF December, 1988.

PASSED AND APPROVED ON SECOND READING AND PUBLICATION ORDERED THIS 21st DAY OF December, 1988.

APPROVED:


MAYOR

ATTEST:


CITY CLERK

INTENT

R-54-88

ORDINANCE NO. 0-34-88

AN ORDINANCE STATING THE INTENTION OF THE CITY OF FLORENCE, KENTUCKY TO ANNEX CERTAIN TERRITORY LOCATED GENERALLY WEST OF I-75 AND NORTHEAST OF THE U.S. 42/25 CONNECTOR ROAD (THE OLD KENTUCKY RACEWAY SITE) ADJACENT TO THE PRESENT WESTERLY CITY LIMITS; AND SPECIFYING THE ZONING CLASSIFICATION FOR SUCH PROPERTY AFTER ANNEXATION. (TOWNE LAND COMPANY)

WHEREAS, Towne Land Company, being the owner of record of certain territory adjacent to the City of Florence, Kentucky, has made a written request that the City annex such territory pursuant to K.R.S. 81A.412, and

WHEREAS, said owner has waived the provisions of K.R.S. 81A.460 and has consented to and requested immediate annexation of the territory, and

WHEREAS, the City of Florence, Kentucky has requested a recommendation from the Boone County Planning Commission, a county-wide planning unit established pursuant to Chapter 100 of the Kentucky Revised Statutes, concerning the zoning classification of the territory upon annexation in accordance with K.R.S. 81A.420(1), and

WHEREAS, by Resolution No. R-54-88 the Boone County Planning Commission has recommended that such territory be zoned Suburban Residential Two/Planned Development (SR-2/PD) after annexation.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY OF FLORENCE, KENTUCKY, AS FOLLOWS:

SECTION I

The City finds that the hereinafter described unincorporated territory meets the requirements of K.R.S. 81A.410 and is as follows:

(a.) Is contiguous to the boundaries of the City of Florence, Kentucky, and

(b.) Is urban in character and suitable for development for urban purposes without unreasonable delay, and

(c.) Is not included within the boundary of another incorporated city.

SECTION II

The City hereby declares that it is desirable to annex such unincorporated territory and hereby states its intention to annex such territory.

SECTION III

The boundary of the territory to be annexed, consisting of a 119.51 acre tract, is more particularly described in Exhibit "A" which is attached hereto and incorporated herein by reference.

SECTION IV

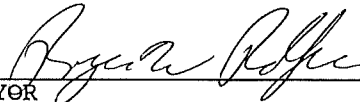
That the recommendation of the Boone County Planning Commission as to the zoning classification for the subject territory upon annexation is hereby adopted and approved, and the zoning classification after annexation for such territory shall be Suburban Residential Two/Planned Development (SR-2/PD) as shown on the Plat which is attached hereto and incorporated herein as Exhibit "B".

That upon annexation, the zoning map of Boone County, Kentucky, as it applies to the City of Florence, Kentucky, shall be amended or changed to reflect the zoning classification for such territory set out above.

PASSED AND APPROVED ON FIRST READING THIS 13th DAY OF December, 1988.

PASSED AND APPROVED ON SECOND READING AND PUBLICATION ORDERED THIS 20th DAY OF December, 1988.

APPROVED:


MAYOR

ATTEST:


CITY CLERK

EXHIBIT "A"



VIOX & VIOX, P.S.C.

CONSULTING ENGINEERS & SURVEYORS

486 ERLANGER ROAD

ERLANGER, KENTUCKY 41018

PHONE: (606) 787-3883

JAMES H. VIOX, III, P.E.
KY. REG. NO. 6880
KY. LAND SURVEYOR NO. 787

WILLIAM R. VIOX, P.E.
KY. REG. NO. 9209
KY. LAND SURVEYOR NO. 1781

DESCRIPTION

Remaining Banklick Corporation Property
(119.81 Acres)

Parcel 1 A parcel of land lying on the northeasterly side of the U.S. 25 to U.S. 42 Connector in Boone County, Kentucky and being more particularly described as follows:

BEGINNING at a point in the northeasterly right-of-way line of the U.S. 25 to U.S. 42 Connector, said point also being in the most southeasterly line of Lot 21 of Evergreen Farm Subdivision, Section 7, and running thence:

N 47-31-29 E, along the southeasterly side of Evergreen Farm Subdivision, Section 7, a distance of 408.41 feet, to a point, thence
N 53-13-37 E, a distance of 453.20 feet, to a point, thence
N 66-48-50 E, a distance of 221.86 feet, to a point in the southwesterly line of Dilorest Subdivision, thence
S 30-14-50 E, along the southwesterly side of Dilorest Subdivision, Section V-A, a distance of 988.22 feet, to a point, thence
S 34-52-02 E, along the southwesterly side of William P. McEvoy, a distance of 664.47 feet, to a point, thence
N 49-15-59 E, along the southeasterly side of William P. McEvoy, a distance of 2513.70 feet, to a point, thence
S 41-19-01 E, a distance of 32.41 feet, to a point, thence
S 17-11-21 E, along the southwesterly right-of-way of I-75, a distance of 127.14 feet, to a point, thence
S 17-11-21 E, a distance of 127.14 feet, to a point, thence
S 72-48-39 W, a distance of 30 feet, to a point, thence
S 17-11-21 E, a distance of 39.20 feet, to a point, thence
Southeastwardly, along the southwesterly right-of-way line of I-75, a chord bearing of S 16-09-44 E, a chord distance of 403.58 feet, an arc distance of 403.83 feet (radius of 11,259.12 feet), to a point, thence
N 74-51-53 E, a distance of 50 feet, to a point, thence
Southeastwardly, along the southwesterly right-of-way line of I-75, a chord bearing of S 12-31-14 E, a chord distance of 1032 feet, an arc distance of 1032.38 feet (radius of 11,309.12 feet), to a point, thence
S 49-19-42 W, along the northwesterly side of Mabel Hudson, a distance of 1881.84 feet, to a point, thence
S 49-41-10 W, a distance of 407.01 feet, to a point, thence

N 26-07-33 W, a distance of 644.52 feet, to a point, thence
S 63-43-50 W, a distance of 353.28 feet, to a point, thence
N 51-41-23 W, along the northeasterly right-of-way line of
the U.S. 25 to U.S. 42 Connector, a distance of 244.74 feet,
to a point, thence
N 49-49-47 W, a distance of 700.07 feet, to a point, thence
N 52-17-05 W, a distance of 350.14 feet, to a point, thence
N 49-22-30 W, a distance of 450.11 feet, to a point, thence
N 54-27-44 W, a distance of 300.67 feet, to a point, thence
N 44-56-15 W, a distance of 251.25 feet, to a point, thence
N 32-12-47 W, a distance of 158.11 feet, to a point, thence
N 45-27-53 W, a distance of 52.31 feet, to the place of
beginning, and containing 119.51 acres more or less.

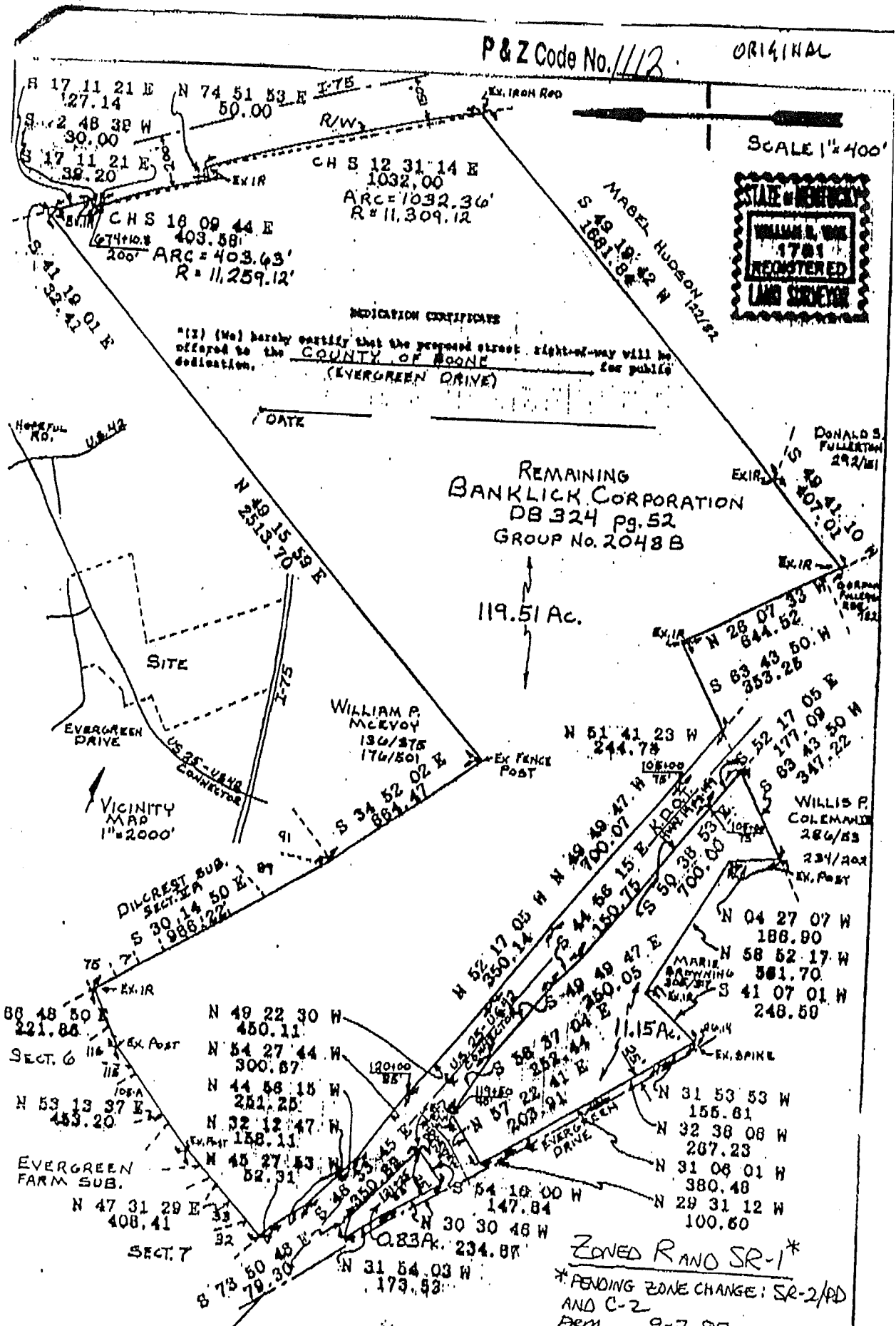
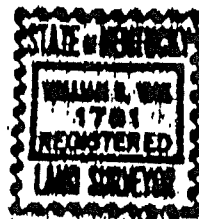
~~and~~ } The above described parcel being subject to any and all
easements and/or rights-of-ways of record.

8/18/88

P & Z Code No. 1112

ORIGINAL

SCALE 1" = 400'



DEDICATION CERTIFICATE
"I (We) hereby certify that the proposed street right-of-way will be offered to the COUNTY OF BOONE for public dedication."
(EVERGREEN DRIVE)

DATE

REMAINING
BANKLICK CORPORATION
DB 324 Pg. 52
GROUP No. 2048 B

119.51 Ac.

VICINITY
MAP
1" = 2000'

ZONED R AND SR-1*
* PENDING ZONE CHANGE: SR-2/PD
AND C-2
APR 9-7-88

BOONE COUNTY PLANNING COMMISSION APPROVAL CERTIFICATE
Approved for recording the transfer of property only by the Boone County Planning Commission this 27th day of Sept 1988
Lynn [Signature]