

**ORDINANCE NO. 642-2003**

AN ORDINANCE FINAL OF THE CITY OF DRY RIDGE, GRANT COUNTY, KENTUCKY, ANNEXING TO AND MAKING A PART OF THE SAID CITY OF DRY RIDGE, KENTUCKY, A PARCEL AND BOUNDARY OF LAND CONTAINING APPROXIMATELY 6.00 ACRES SITUATED ON THE NORTHERLY SIDE OF THE WARSAW AVENUE AND EAST OF THE McCOY ROAD AND PRESENTLY OWNED BY THE ESTATE OF CLIFFORD McGEE, DECEASED, ET AL.

**BE IT HEREBY ORDAINED BY THE CITY COUNCIL OF THE CITY OF DRY RIDGE, GRANT COUNTY, KENTUCKY, AS FOLLOWS:**

**ARTICLE ONE**

The City of Dry Ridge, Kentucky, acting by and through its Mayor and City Council, finds the boundary hereinafter described is now adjacent and contiguous to the present northerly boundary of the City of Dry Ridge; that the same is suitable for development for urban purposes without unreasonable delay; and that the extension of the city's services to the hereinafter described boundary of land will enhance and promote such development.

**ARTICLE TWO**

The City of Dry Ridge, Kentucky, acting by and through its Mayor and City Council, finds that the hereinafter described boundary of land and the City of Dry Ridge, Kentucky, would benefit from the annexation of such boundary and making it a part of the City of Dry Ridge, Kentucky.

ARTICLE THREE

The Estate of Clifford McGee, Deceased is the owner of the hereinafter described boundary of land upon which there are no residents; and no other persons, firms or corporations have any estates or interests in, or occupy, or reside upon any part of the said boundary proposed to be annexed who would or could be considered or deemed to be a registered voter in any precinct, except the Commonwealth of Kentucky, Department of Highways which holds easements and grants for highway construction purposes.

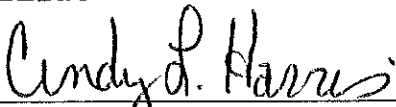
ARTICLE FOUR

Pursuant the KRS 81A.412, the Co-Executors of the Estate of Clifford McGee, Deceased, have heretofore made and given the estate's written request and consent for annexation thereby allowing the City of Dry Ridge to hereby enact a single ordinance of final annexation.

\* \* \* \* \*

The herein Ordinance, No. 642-2003 , was offered by Councilpersons Hopperton, Morgan, and Hopperton, respectively, and caused by the Mayor to be read aloud to the Dry Ridge City Council at the City's Regular Meetings held on July 7, 2003, August 4, 2003, and October 6, 2003.

ATTEST:

  
CINDY L. HARRIS, CITY CLERK  
CITY OF DRY RIDGE, KENTUCKY

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At the Regular Meeting of the Dry Ridge City Council held on October 6, 2003, Councilperson Gary Hopperton called for the introduction of final annexation Ordinance No. 642-2003; and thereupon, the Mayor caused such ordinance to be read aloud to Council and, thereafter, duly considered and discussed by Council.

Thereafter, Councilperson Eddie Morgan moved the adoption and enactment of the herein final annexation ordinance, which motion was duly Seconded by Councilperson Kenny Edmondson; and upon the motion and second, a Vote of Council was called by the Mayor with the tally and results by Councilpersons being as follows:

|                          |               |
|--------------------------|---------------|
| George Hedges, Jr. ....: | Yes_____;     |
| Gary Hopperton .....     | Yes_____;     |
| Barbara Stewart .....    | Yes_____;     |
| Barry Napier .....       | Absent_____;  |
| Eddie Morgan .....       | Yes_____; and |
| Kenny Edmondson .....    | Yes_____.     |

Upon the foregoing vote and tally, the Mayor announced the motion so carried with the final annexation ordinance duly adopted and ordained.

\* \* \* \* \*

## ARTICLE FIVE

That the City Council of the City of Dry Ridge, Kentucky, does so hereby state and find, in accordance with the applicable provisions of **Chapter 81A** of the Kentucky Revised Statutes, that the hereinafter described boundary of land lies without the corporate limits of the City of Dry Ridge, Kentucky, and that the same is not within the corporate limits of any other city or municipality within Grant County, Kentucky; that such land is located within unincorporated areas of Grant County, Kentucky; and that the same hereby be now annexed to and made a part of the City of Dry Ridge, Kentucky, so described as follows, to-wit:

A boundary of land containing approximately 6.00 acres situated on the northerly side of Warsaw Avenue and being Lots 18, 45, 19, 20, 46, 47, 48, 21, 22, 23, 24, 25, 26, 51, 52, 53, and 55 of Blackburn's Summit Heights Subdivision of Dry Ridge as shown on that plat if record in Deed Book 39 at Page 98 of the Grant County Court Clerk's Records at Williamstown, Kentucky, being all more particularly described by modern metes and bounds survey denoting boundaries, parcels, tracts, roadways and approaches therein and thereto as follows, to-wit:

**Parcel No. 1 (1.7945 Acres):** Beginning at a point, a common corner between McGee, Brewer, and Locust Ridge, Ltd.; thence along the property line of McGee and Locust Ridge, Ltd. S 49° 01' 37" W -- 325.59 feet to a point; thence S 62° 58' 10" E -- 95.27 feet to a point; thence N 82° 11' 54" E -- 113.89 feet to a point; thence S 79° 27' 29" E -- 140.40 feet to a point; thence N 86° 21' 25" E -- 129.56 feet to a point; thence N 17° 55' 19" W -- 237.04 feet to a point in the line of Brewer; thence along the line of Brewer and McGee N 78° 58' 22" W -- 154.07 feet to the point of beginning, containing 1.7945 acres, more or less.

( )

**Parcel No. 2(1.1570 Acres):** Beginning at a point in the northerly right-of-way of Warsaw Avenue at the property line of McGee and Spears/Wallace, LLC; thence along the McGee-Spears/Wallace, LLC line N 07° 56' 38" W -- 122.82 feet to a point, an iron pin found; thence S 77° 25' 47" W -- 75.00 feet to a point, an iron pin found; thence N 08° 17' 23" W -- 128.01 feet to a point along the Warsaw Avenue Approach; thence S 86° 10' 05' E -- 297.75 feet to a point; thence S 03° 49' 55" W -- 64.41 feet to a point; thence along and arc and cord bearing S 02° 16' 16" E -- 71.85 feet to a point; thence S 08° 22' 26" E -- 46.51 feet to a point in the northerly right-of-way line of Warsaw Avenue; thence along the Warsaw Avenue S 81° 11' 22" W -- 196.00 feet to an iron pin found, the point of beginning, containing 1.1570 acres, more or less.

**Parcel No. 3(0.5886 Acres):** Beginning at a point in the line of McGee and the Warsaw Avenue Approach; thence long the line of McGee and the Warsaw Avenue Approach S 82° 34' 13" E -- 62.20 feet to a point; thence S 86° 10' 05" E -- 114.30 feet to a point; thence S 40° 47' 18' E -- 53.37 feet to a point; thence S 01° 26' 16" W -- 82.97 feet to a point in the northerly right-of-way line of Warsaw Avenue; the along the northerly right-of-way line of Warsaw Avenue S 81° 13' 35" W -- 205.88 feet to a point; thence N 08° 22' 26" W -- 43.61 feet to a point; thence along an arc and cord bearing N 02° 16' 15" E -- 67.67 feet to a point; thence N 03° 49' 56" E -- 59.81 feet to the point of beginning, containing 0.6886 acres, more or less.

### Streets and Roadways:

Parcel No. 22: A tract of land situated in Grant County, Kentucky, located on the west side of the East Dry Ridge Connector and on both sides of Warsaw Avenue and being more particularly described as follows: BEGINNING at a point in the north property line 7.174 meters (23.54 feet) right of MAINLINE CENTERLINE station 23+436.036; thence with the north property line South 13 degrees 45 minutes 01 seconds East, 124.415 meters (408.19 feet) to a point in the northwest property corner 33.600 meters (110.24 feet) left of WARSAW CENTERLINE station 49+959.306; thence with the east property line South 81 degrees 19 minutes 36 seconds West, 54.055 meters (117.35 feet) to a point in the southeast property corner 13.453 meters (44.14 feet) right of MAINLINE CENTERLINE station 23+564.767; thence with the proposed access control and right of way line North 1 degree 32 minutes 15 seconds East, 25.290 meters (82.97 feet) to a point in the proposed access control and right of way corner 13.452 meters (44.13 feet) right of MAINLINE CENTERLINE station 23+539.716; hence with the proposed access control and right of way line North 40 degrees 41 minutes 19 seconds West, 16.268 meters (53.57 feet) to a point in the proposed access control and right of way line 8.550 meters (28.05 feet) left of WARSAW CENTERLINE station 50+024.541; thence with the proposed access control and right of way line North 86 degrees 04 minutes 06 seconds West, 34.839 meters (114.30 feet) to a point in the proposed access control and right of way line 8.550 meters (28.05 feet) left of WARSAW CENTERLINE station 50+059.380; thence with the proposed access control and right of way line North 82 degrees 28 minutes 14 seconds West, 18.957 meters (62.20 feet) to a point a break in the proposed access line 7.360 meters (24.15 feet) left of WARSAW CENTERLINE station 50+078.300; thence with the proposed right of way line South 3 degrees 55 minutes 55 seconds West, 18.231 meters (59.81 feet) to a point in the proposed right of way line 25.592 meters (83.96 feet) left of WARSAW CENTERLINE station 50+078.300; thence with the proposed right of way line 20.664 meters (67.80 feet) along an arc to the left, having a radius of 97.000 meters (318.24 feet), the cord of which is S 2 degrees 10 minutes 16 seconds East, 20.625 meters (67.67 feet) to a point in the proposed right of way corner 46.100 meters (151.25 feet) left of WARSAW CENTERLINE station 50+076.107; thence with the pro-

posed right of way line South 8 degrees 16 minutes 27 seconds East, 13.292 meters (43.61 feet) to a point in the existing right of way line 59.091 meters (193.87 feet) left of WARSAW CENTERLINE station 50+073.297; thence with the existing right of way line South 81 degrees 19 minutes 39 seconds West, 13.400 meters (43.96 feet) to a point in the existing right of way line 62.015 meters (203.46 feet) left of WARSAW CENTERLINE station 50+086.374; thence with the proposed right of way line North 8 degrees 16 minutes 27 seconds West, 14.176 meters (46.51 feet) to a point in the proposed right of way line 48.159 meters (158.00 feet) left of WARSAW CENTERLINE station 50+089.372; thence with the proposed right of way line 21.942 meters (71.99 feet) along an arc to the right, having a radius of 103.000 meters (337.93 feet), the cord of which is North 2 degrees 10 minutes 16 seconds West, 21.901 meters (71.85 feet) to a point in the proposed right of way line 26.383 meters (86.56 feet) left of WARSAW CENTERLINE station 50+091.700; thence with the proposed right of way line North 3 degree 55 minutes 54 seconds East, 19.633 meters (64.41 feet) to a point in the proposed right of way corner 6.750 meters (22.15 feet) left of WARSAW CENTERLINE station 50+091.700; thence with the proposed right of way line North 86 degrees 04 minutes 06 seconds West, 90.754 meters (297.75 feet) to a point in the proposed right of way line 6.750 meters (22.15 feet) left of WARSAW CENTERLINE station 50+182.454; thence with the west property line North 8 degrees 16 minutes 08 seconds West, 28.973 meters (95.06 feet) to a point in the west property corner 21.569 meters (70.76 feet) right of WARSAW CENTERLINE station 50+188.577; thence with the west property line North 49 degrees 00 minutes 00 seconds East, 11.142 meters (36.56 feet) to a point in the proposed right of way line 29.438 meters (96.58 feet) right of WARSAW CENTERLINE station 50+180.689; thence with the proposed right of way South 62 degrees 52 minutes 11 seconds East, 29.037 meter (95.27 feet) to a point in the proposed right of way line 18.000 meters (59.06 feet) right of WARSAW CENTERLINE station 50+154.000; thence with the proposed right of way line North 82 degrees 17 minutes 53 seconds East, 34.713 meters (113.89 feet) to a point in the proposed right of way line 25.000 meters (82.02 feet) right of WARSAW CENTERLINE station 50+120.000; thence with the proposed right of way line South 79 degree 21 minutes 30 seconds East, 42.793 meters (140.40 feet) to a point in the proposed right of way line 20.000 meters (65.62 feet) right of WARSAW CENTERLINE station 50+077.500; thence

with the proposed access control and right of way line North 86 degrees 27 minutes 24 seconds East, 39.490 meters (129.56 feet) to a point in the proposed access control and right of way line 39.000 meters (127.95 feet) right of MAINLINE CENTERLINE station 23+497.000; thence with the proposed access control and right of way line North 17 degrees 49 minutes 20 seconds West, 72.249 meters (237.04 feet) to a point in the proposed access control and right of way line 75.000 meters (246.06 feet) right of MAINLINE CENTERLINE station 23+444.000; thence with the proposed access control and right of way line North 52 degrees 52 minutes 25 seconds East, 1.901 meters (6.24 feet) to a point in the north property line 73.886 meters (242.41 feet) right of MAINLINE CENTERLINE station 23+442.762; thence with the north property line South 78 degrees 45 minutes 00 seconds East, 67.142 meters (220.28 feet) to the point of beginning, containing 1.299 hectares...12,994 sq. meters...3.211 acres...139,865 sq. feet, more or less.

Parcel No. 22A: Beginning at a point in the existing right of way line 12.900 meters (42.32 feet) left of KY. 22 CENTERLINE station 6+153.093; thence with the proposed right of way line South 87 degrees 27 minutes 09 seconds East, 15.761 meters (51.71 feet) to a point in the east property line 12.900 meters (42.32 feet) left KY. 22 CENTERLINE station 6+169.459; thence with the east property line South 2 degrees 45 minutes 26 seconds West, 0.735 meters (2.41 feet) to a point in the southeast property corner 12.165 meters (39.91 feet) left of KY. 22 CENTERLINE station 6+169.438; thence with the existing right of way line North 85 degrees 21 minutes 34 seconds West, 14.803 meters (48.57 feet) to a point in the existing right of way corner 12.727 meters (41.75 feet) left of KY. 22 CENTERLINE station 6+154.099; thence with the existing right of way line North 76 degrees 04 minutes 15 seconds West, 0.985 meters (3.23 feet) to the point of beginning, containing 0.001 hectares...7.00 sq. meters...0.002 acres...75.00 square feet, more or less.



Parcel 22B: Beginning at a point in the existing right of way line 16.980 meters (55.71 feet) left of KY. 22 CENTERLINE station 6+120.000; thence with the proposed easement line North 52 degrees 14 minutes 21 seconds East, 5.520 meters (18.11 feet) to a point in the proposed easement corner 21.000 meters (68.90 feet) left of KY. 22 CENTERLINE station 6+124.000; thence with the proposed easement line South 75 degrees 21 minutes 23 seconds East, 8.531 meters (27.99 feet) to a point in the proposed easement corner 20.000 meters (65.62 feet) left of KY. 22 CENTERLINE station 6+133.000; thence with the proposed easement line South 52 degrees 19 minutes 56 seconds East, 7.752 meters (25.43 feet) to a point in the proposed easement corner 16.000 meters (52.49 feet) left of KY. 22 CENTERLINE station 6+140.000; thence with the proposed easement line South 85 degrees 36 minutes 24 seconds East, 19.083 meters (62.61 feet) to a point in the proposed easement corner 16.000 meters (52.49 feet) left of KY. 22 CENTERLINE station 6+160.000; thence with the proposed easement line North 86 degrees 05 minutes 09 seconds East, 9.171 meters (30.09 feet) to a point in the east property line 16.941 meters (55.58 feet) left of KY. 22 CENTERLINE station 6+169.574; thence with the east property line South 2 degrees 45 minutes 26 seconds West, 4.042 meters (13.26 feet) to a point in the proposed right of way line 12.900 meters (42.32 feet) left of KY. 22 CENTERLINE station 6+169.459; thence with the proposed right of way line North 87 degrees 27 minutes 09 seconds West, 15.761 meters (51.71 feet) to a point in the existing right of way line 12.900 meters (42.32 feet) left of KY. 22 CENTERLINE station 6+153.093; thence with the existing right of way line North 76 degrees 04 minutes 15 seconds West, 31.930 meters (104.76 feet) to the point of beginning, containing 0.014 hectares...143 sq. meters...0.035 acres...1,537 sq. feet, more or less.

Parcel 22C: Beginning at a point in the proposed access control and right of way corner 13.452 meters (44.13 feet) right of MAINLINE CENTERLINE station 23+539.716; thence with the proposed access control and right of way line South 1 degree 32 minutes 15 seconds West, 25.290 meters (82.97 feet) to a point in the existing right of way line 13.453 meters (44.14 feet) right of MAINLINE CENTERLINE station 23+564.767; thence with the existing right of way line South 81 degrees 19 minutes 39 seconds West, 6.422 meters (21.07 feet) to a point in the existing right of way line 19.781 meters (64.90 feet) right of MAINLINE CENTERLINE station 23+565.857; thence with the proposed easement line North 17 degrees 46 minutes 10 seconds West, 23.461 meters (76.97 feet) to a point in the proposed easement corner 25.000 meters (82.02 feet) left of WARSAW CENTERLINE station 50+027.000; thence with the proposed easement line North 76 degrees 55 minutes 36 seconds West, 44.060 meters (144.55 feet) to a point in the proposed easement corner 18.000 meters (59.06 feet) left of WARSAW CENTERLINE station 50+070.500; thence with the proposed easement line South 7 degrees 49 minutes 33 seconds West, 41.186 meters (135.12 feet) to a point in the existing right of way line 59.091 meters (193.87 feet) left of WARSAW CENTERLINE station 50+073.297; thence with the proposed right of way line North 8 degrees 16 minutes 27 seconds West, 13.292 meters (43.61 feet) to a point in the proposed right of way line 46.100 meters (151.25 feet) left of WARSAW CENTERLINE station 50+076.107; thence with the proposed right of way line 20.664 meters (67.80 feet) along an arc to the right, having a radius of 97.000 meters (318.24 feet), the cord of which is North 2 degrees 10 minutes 16 seconds West, 20.625 meters (67.67 feet) to a point in the proposed right of way line 25.592 meters (83.96 feet) left of WARSAW CENTERLINE station 50+078.300; thence with the proposed right of way line North 3 degrees 55 minutes 55 seconds East, 18.231 meters (59.81 feet) to a point in the proposed access control and right of way line 7.360 meters (24.15 feet) left of WARSAW CENTERLINE station 50+078.300; thence with the proposed access control and right of way line South 82 degrees 28 minutes 14 seconds East, 18.957 meters (62.20 feet) to a point in the proposed access control and right of way line 8.550 meters (28.05 feet) left of WARSAW CENTERLINE station 50+059.380; thence with the proposed access control and right of way line South 86 degrees 04 minutes 06 seconds East, 34.839 meters (114.30 feet) to a point in the proposed access control and right of way corner 8,550 meters (28.05 feet) left of WARSAW CENTERLINE station 50+024.541; thence with the proposed access control and right of way line South 40 degrees 41 minutes 19 seconds East, 16.268 meters (53.37 feet) to the point of beginning, containing 0.123 hectares...1,230 sq. meters...0.304 acres...13,245 sq. feet, more or less.

Parcel No. 22D: Beginning at a point in the proposed right of way line 6.750 meters (22.15 feet) left of WARSAW CENTERLINE station 50+091.700; thence with the proposed right of way line South 3 degrees 55 minutes 54 seconds West, 19.633 meters (64.41 feet) to a point in the proposed right of way line 26.383 meters (86.56 feet) left of WARSAW CENTERLINE station 50+091.700; thence with the proposed right of way line 21.942 meters (71.99 feet) along an arc to the left, having a radius of 103.000 meters (337.93 feet), the cord of which is South 2 degrees 10 minutes 16 seconds East, 21.901 meters (71.85 feet) to a point in the proposed right of way line 48.159 meters (158.00 feet) left of WARSAW CENTERLINE station 50+089.372; thence with the proposed right of way line South 8 degrees 16 minutes 27 seconds East, 14.176 meters (46.51 feet) to a point in the existing right of way line 62.015 meters (203.46 feet) left of WARSAW CENTERLINE station 50+086.374; thence with the proposed easement line North 15 degrees 19 minutes 10 seconds West, 41.326 meters (135.58 feet) to a point in the proposed easement corner 23.000 meters (75.46 feet) left of WARSAW CENTERLINE station 50+100.000; thence with the proposed easement line North 87 degrees 25 minutes 56 seconds West, 42.012 meters (137.83 feet) to a point in the proposed easement corner 24.000 meters (78.74 feet) left of WARSAW CENTERLINE station 50+142.000; thence with the proposed easement line North 69 degrees 04 minutes 39 seconds West, 18.822 meters (61.75 feet) to a point in the proposed easement corner 18.500 meters (60.70 feet) left of WARSAW CENTERLINE station 50+160.000; thence with the proposed easement line South 70 degrees 54 minutes 23 seconds West, 19.816 meters (65.01 feet) to a point in the west property line 26.251 meters (86.13 feet) left of WARSAW CENTERLINE station 50+178.238; thence with the west property line North 8 degrees 16 minutes 08 seconds West, 19.952 meters (65.46 feet) to a point in the west property line 6.750 meters (22.15 feet) left of WARSAW CENTERLINE station 50+182.454; thence with the proposed right of way line South 86 degrees 04 minutes 06 seconds East, 90.754 meters (297.75 feet) to the point of beginning, containing 0.155 hectares...1,553 sq. meters...0.384 acres...16,720 sq. feet, more or less.

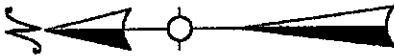
First Reading: July 7, 2003  
Second Reading: August 4, 2003  
Third Reading: October 6, 2003

ADOPTED, PASSED, ORDAINED, APPROVED, AND ORDERED  
PUBLISHED THIS THE 6th DAY OF OCTOBER, 2003.

William Cull  
WILLIAM CULL, MAYOR

ATTEST:

Cindy L. Harris  
CINDY L. HARRIS, CITY CLERK

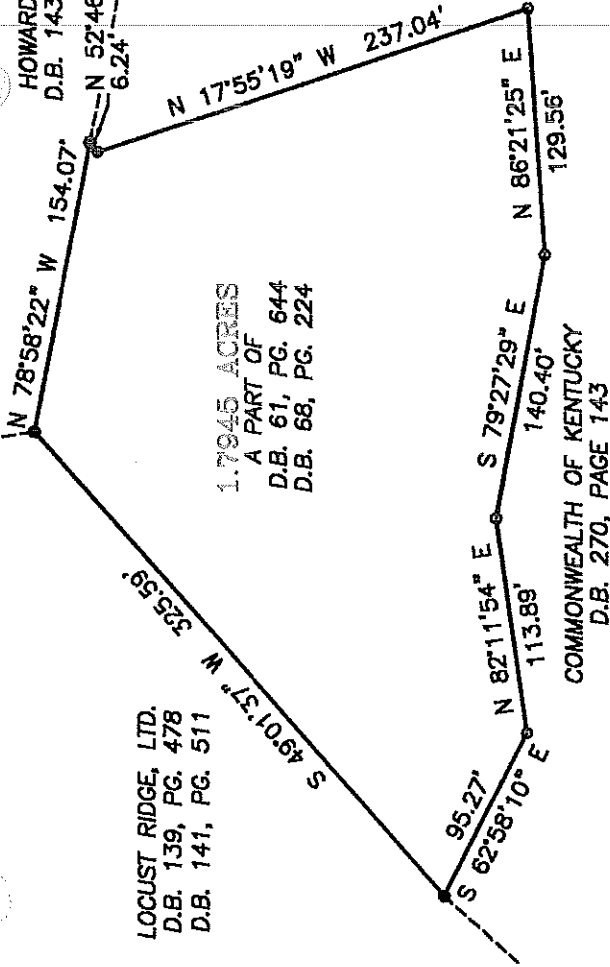


LOCUST RIDGE, LTD.  
D.B. 139, PG. 478  
D.B. 141, PG. 511

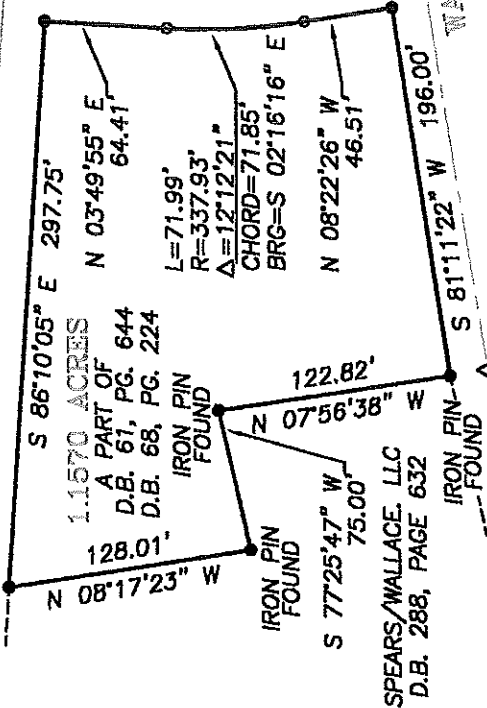
1.7945 ACRES  
A PART OF  
D.B. 61, PG. 644  
D.B. 68, PG. 224

HOWARD BREWER  
D.B. 143, PG. 685

COMMONWEALTH OF KENTUCKY  
D.B. 270, PAGE 143  
EAST DRY RIDGE CONNECTOR



WARSAW AVENUE APPROACH



## LEGEND

These standard symbols will be found in the drawing.

- IRON PIN SET ( 1/2"x18" REBAR WITH YELLOW CAP STAMPED 3407 3316)
- POINT IN RIGHT OF WAY
- △ SPIKE FOUND



## SURVEY FOR DESCRIPTION

LILLIAN MCGEE PROPERTY

ON THE NORTH SIDE OF WARSAW AVENUE  
300 FEET NORTHEAST OF MCCOY LANE  
GRANT COUNTY, KENTUCKY

Scale: 1" = 100'  
Date: 08/21/2003  
Dwn By: C.A.M.  
Job No.: 03-212  
Surveyed: 08/20/03  
Filename: 03212TE

HICKS & MANN, INC.  
Consulting Engineers  
Land Surveyors  
Planners  
P.O. Box 9 41097  
Williamstown, KY  
(859) 824-5231

I hereby certify that the survey depicted on this plat was done by persons under my direct supervision by the method of random traverse with sideshots. The unadjusted precision ratio of the traverse exceeds 1:10,000 and was not adjusted. The survey as shown hereon is a Class A survey and the accuracy and precision of said survey meets all of the specifications of said class.

*W. Thomas Leach*

W. Thomas Leach P.L.S. #3407 Date:

STATE OF KENTUCKY  
W. THOMAS LEACH  
3407  
LICENSED  
PROFESSIONAL  
LAND SURVEYOR

