

ORDINANCE NO. 681-2005

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, SIX BOUNDARIES OF LAND TO THE WEST OF THE CITY'S PRESENT CORPORATE LIMITS AND SITUATED ON THE SOUTHERLY AND NORTHERLY SIDES OF THE WARSAW ROAD (KENTUCKY STATE ROUTE 467) AND PRESENTLY OWNED BY DOROTHY BEACH, AND HERBERT BEACH, ET UX, AND JERRY BEACH, ET UX, AND HEARTLAND INC., LLC, A KENTUCKY ENTITY.

BE IT HEREBY ORDAINED BY THE CITY COUNCIL OF THE CITY OF DRY RIDGE, GRANT COUNTY, KENTUCKY, FOR AND ON BEHALF OF THE CITY OF DRY RIDGE, KENTUCKY, AS FOLLOWS:

ARTICLE ONE

The City of Dry Ridge, Kentucky, acting by and through its Mayor and City Council, finds that the boundaries of land hereinafter described, by surveyed descriptions, are now contiguous or adjacent to the present westerly corporate limits of the City of Dry Ridge; that the same are suitable for development for urban purposes without unreasonable delay while also maintaining the existing rural and residential-like ambience of the subject areas under ad hoc development due to proximity to the county's central high school complex and the city's commerce and service centers; and that the extension of the city's services to these hereinafter, described boundaries of land, especially the city's surface drainage and sanitary sewerage system, will promote needed and some limited commercial development while enhancing current activities now ongoing upon the subject lands as well as contiguous and adjacent properties.

ARTICLE TWO

The City of Dry Ridge, Kentucky, acting by and through its Mayor and City Council, finds that the hereinafter described boundaries of land together with the City of Dry Ridge, Kentucky, would benefit mutually by annexing these boundaries to and making them a part of the City of Dry Ridge, Kentucky, as stated within the above article and provide the city with added revenues.

ARTICLE THREE

Dorothy Beach, an unmarried person, is the owner, in fee simple, of the base fee of 134.94 acres and the hereinafter described subject tracts thereof totaling @3.6375 acres of land on the southerly side of Kentucky State Route 467 being contiguous to the City of Dry Ridge's present westerly corporate limits upon which she resides; and that no other persons, firms or corporations have an estate or interest in or to this realty, or occupy same, or reside upon any part of these lands or boundaries proposed to be annexed, or who or whom would, or could, be considered or deemed to be a registered voter in any precinct.

ARTICLE FOUR

Herbert Beach and Nina Beach, husband and wife, are the owners, in fee simple, of the base fee of 1.42 acres and the hereinafter described subject tract thereof of @0.3144 acres of land on the southerly side of Kentucky State Route 467 being contiguous to the lands of Dorothy Beach referred to in Article Three above upon which they reside; and that no other persons, firms or corporations have an interest in or to this realty, or occupy same, or reside upon any part of these lands or boundaries proposed to be annexed, or who or whom would, or could, be considered or deemed to be a registered voter in any precinct.

ARTICLE FIVE

Jerry Beach and Wanda Beach, husband and wife, are the owners, in fee simple, of the base fee of 2.066 acres and the subject tract thereof of @0.4484 acres of land on the southerly side of Kentucky State Route 467 being contiguous to the lands of Dorothy Beach referred to in Article Three above upon which they reside; and that no other persons, firms or corporations have an interest in or to this realty, or occupy same, or reside upon any part of these lands or boundaries proposed to be annexed, or who or whom would, or could, be considered or deemed to be a registered voter in any precinct.

ARTICLE SIX

Heartland Inc., LLC, a Kentucky entity, is the owner in fee simple, of that hereinafter described boundary containing @80.7980 acres of land on the northerly side of Kentucky State Route 467 being immediately adjacent to the lands of Dorothy Beach and Jerry Beach, et ux, hereinabove referenced in Articles Three and Five respectively, upon which there are no residents; and that no other persons, firms or corporations have an interest or estate in or to this realty, or occupy same, or reside upon any part of these lands or boundaries proposed to be annexed, or who or whom would, or could, be considered or deemed to be a registered voter in any precinct.

ARTICLE SEVEN

Pursuant to KRS 81A.412, the said fee owners of the herein boundaries proposed to be annexed: Dorothy Beach, an unmarried person; Herbert Beach and Nina Beach, husband and wife; Jerry Beach and Wanda Beach, husband and wife; and Heartland Inc., LLC, a Kentucky entity, did make and give the owners' written requests and consents for annexation to the City of Dry Ridge, Kentucky, thereby allowing the City of Dry Ridge to hereby enact a single ordinance of final annexation concerning which the City Council of the City of Dry Ridge by action, entries, and resolutions official did affirm, confirm and order to be commenced, undertaken and concluded hereby and hereunder.

ARTICLE EIGHT

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

PROPERTY OF DOROTHY BEACH: TRACT 1... 2.0259 Acres

Lying and being in Grant County, Kentucky on the north and south sides of Warsaw Road, 0.75 miles southwest of the Dry Ridge-Mt. Zion Road and more particularly described as follows, to-wit: **Beginning** at a corner to Grant County School (D.B. 233, PG. 165) in the centerline of Warsaw Road; thence with the centerline of said road, North $56^{\circ} 34' 05''$ West -- 462.14 feet to a point; thence North $50^{\circ} 04' 42''$ West -- 154.17 feet to a point; thence North $43^{\circ} 18' 49''$ West -- 407.48 feet to a point; thence North $49^{\circ} 19' 04''$ West -- 117.67 feet to a point; thence North $57^{\circ} 34' 07''$ East -- 13.39 feet to a point; thence North $57^{\circ} 34' 07''$ West -- 105.66 feet to a point; thence North $67^{\circ} 33' 03''$ West -- 117.10 feet to a point, a corner to Herbert Beach (D.B. 114, PG. 437); thence leaving the centerline of said road with the line of Beach, South $08^{\circ} 35' 49''$ West -- 66.95 feet to a point; thence leaving the line of Herbert Beach, South $67^{\circ} 33' 03''$ East -- 95.39 feet to a point; thence South $57^{\circ} 34' 07''$ East -- 108.69 feet to a point; thence South $49^{\circ} 19' 04''$ East -- 109.57 feet to a point; thence South $43^{\circ} 18' 49''$ East -- 407.91 feet to a point; thence South $50^{\circ} 04' 42''$ East -- 161.69 feet to a point; thence South $56^{\circ} 34' 05''$ East -- 451.39 feet to a point in the line of Grant County School (D.B. 223, PG. 156); thence with the line of school, North $45^{\circ} 57' 26''$ East -- 66.58 feet to the place of beginning, containing 2.0259 acres, more or less, exclusive of all right of ways and easements of record. (Being part of the same property as described in Deed Book 96, Page 487 in the Grant County Court Clerk's Records at Williamstown, Kentucky.)

PROPERTY OF HERBERT BEACH, ET UX: TRACT 2... 0.3144 Acres

Lying and being in Grant County, Kentucky on the north and south sides of Warsaw Road, 0.75 miles southwest of Dry Ridge-Mt. Zion Road and more particularly described as follows, to-wit: Commencing at a corner to Grant County School (D.B. 223, PG. 165) in the centerline of said road, North 56° 34' 05" West -- 462.14 feet to a point; thence North 50° 04' 42" West -- 154.17 feet to a point; thence North 43° 18' 49" West -- 407.48 feet to a point; thence North 49° 19' 04" West -- 117.67 feet to a point; thence North 57° 34' 07" West -- 13.39 feet to a point; thence North 57° 34' 07" West -- 105.66 feet to a point; thence North 67° 33' 03" West -- 117.10 feet to a point; thence North 67° 33' 03" West -- 3.09 feet to a point, real place of **Beginning**; thence continuing with the centerline of said road, North 73° 58' 32" West -- 95.04 feet to a point; thence North 80° 18' 42" West -- 111.49 feet to a point at a corner to Dorothy Beach (D.B. 96, PG. 487); thence leaving the centerline of said road with the line of Beach, South 08° 45' 50" West -- 65.01 feet to a point; thence leaving the line of Beach, South 82° 09' 38" East -- 1.71 feet to a point; thence South 80° 18' 42" East -- 106.84 feet to a point; thence South 73° 58' 32" East -- 87.79 feet to a point; thence South 67° 33' 03" East -- 15.47 feet to a point; thence North 08° 35' 49" East -- 66.95 feet to the real place of beginning, containing 0.3144 acres, more or less, exclusive of all right of ways and easements of record. (Being part of the property as described in Deed Book 114, Page 437 in the Grant County Court Clerk's Records at Williamstown, Kentucky.)

PROPERTY OF DOROTHY BEACH: TRACT 3... 1.0111 Acres

Lying and being in Grant County, Kentucky on the north and south sides of Warsaw Road, 0.75 miles south west of Dry Ridge-Mt. Zion Road and more particularly described as follows, to-wit: Commencing as a corner to Grant County School (D.B. 223, PG. 165) in the centerline of Warsaw Road; thence with the centerline of said road, North 56° 34' 05" West -- 462.14 feet to a point; thence North 50° 04' 42" West -- 154.17 feet to a point; thence North 43° 18' 49" West -- 407.48 feet to a point; thence North 49° 19' 04" West -- 117.64 feet to a point; thence North 57° 34' 07" West -- 13.39 feet to a point; thence North 57° 34' 07" West -- 105.66 feet to a point; thence North 67° 33' 03" West -- 117.10 feet to a point; thence North 67° 33' 03" West -- 3.09 feet to a point; thence North 73° 58' 32" West 00 95.04 feet to a point; thence North 80° 18' 42" West -- 111.49 feet to a point, the real place of **Beginning**; thence continuing with the centerline of said road, North 82° 09' 38" West -- 60.97 feet to a point; thence North 82° 09' 38" West -- 250.00 feet to a point; thence North 82° 09' 38" West -- 68.20 feet to a point; thence North 85° 10' 24" West -- 305.92 feet to a point at a corner to Jerry Beach (D.B. 120, PG. 334); thence leaving the centerline of said road with the line of Beach, South 02° 50' 52" East -- 65.59 feet to a point; thence leaving the line of Beach, South 85° 10' 24" East -- 295.45 feet to a point; thence South 82° 09' 38" East -- 374.70 feet to a point; thence North 08° 45' 50" East -- 65.01 feet to the real place of beginning, containing 1.0111 acres, more or less, exclusive of all right of ways and easements of record. (Being part of the property described in Deed Book 96, Page 487 in the Grant County Court Clerk's Records at Williamstown, Kentucky.)

PROPERTY OF JERRY BEACH, ET UX: TRACT 4... 0.4484 Acres

Lying and being in Grant County, Kentucky on the north and south sides of Warsaw Road, 0.75 miles south of Dry Ridge-Mt. Zion Road and more particularly described as follows, to-wit: Commencing at a corner to Grant County School (D.B. 223, PG. 165) in the centerline of Warsaw Road; thence with the centerline of said road, North 56° 34' 05" West -- 462.14 feet to a point; thence North 50° 04' 42" West -- 154.17 feet to a point; thence North 43° 18' 49" West -- 407.48 feet to a point; thence North 49° 19' 04" West -- 117.67 feet to a point; thence North 57° 34' 07" West -- 13.39 feet to a point; thence North 57° 34' 07" West -- 105.66 feet to a point; thence North 67° 33' 03" West -- 117.10 feet to a point; thence North 67° 33' 03" West -- 3.09 feet to a point; thence North 73° 58' 32" West -- 95.04 feet to a point; thence North 80° 18' 42" West -- 111.49 feet to a point; thence North 82° 09' 38" West -- 60.97 feet to a point; thence North 82° 09' 38" West -- 250.00 feet to a point; thence North 82° 09' 38" West -- 68.20 feet to a point; thence North 85° 10' 24" West -- 305.92 feet to a point, the real place of **Beginning**; thence continuing with the centerline of said road, North 85° 10' 24" West -- 44.85 feet to a point; thence South 86° 53' 08" West -- 125.10 feet to a point; thence South 85° 23' 08" West 00 130.52 feet to a point at a corner to Dorothy Beach (D.B. 96, PG. 487); thence leaving the centerline of said road with the line of Beach, South 02° 50' 52" East -- 65.03 feet to a point; thence leaving the line of Beach, North 85° 23' 08" East -- 131.67 feet to a point; thence North 86° 53' 08" East -- 119.73 feet to a point; thence North 85° 10' 24" East -- 49.10 feet to a point; thence North 02° 50' 52" West -- 65.59 feet to the real place of beginning, containing 0.4484 acres, more or less, exclusive of all right of ways and easements of record. (Being part of the property described in Deed Book 120, Page 334 in the Grant County Court Clerk's Records at Williamstown, Kentucky.)

PROPERTY OF DOROTHY BEACH: TRACT 5... 0.6005 Acres

Lying and being in Grant County, Kentucky on the north and south sides of Warsaw Road, 0.75 miles southwest of the Dry Ridge-Mt. Zion Road and more particularly described as follows, to-wit: Commencing at a corner to Grant County School (D.B. 223, PG. 165) in the centerline of Warsaw Road; thence with the centerline of said road, North $56^{\circ} 34' \frac{1}{2}$ West -- 462.14 feet to a point; thence North $50^{\circ} 04' 42''$ West -- 154.17 feet to a point; thence North $43^{\circ} 18' 49''$ West -- 407.48 feet to a point; thence North $49^{\circ} 19' 04''$ West -- 117.67 feet to a point; thence North $57^{\circ} 34' 07''$ West -- 13.39 feet to a point; thence North $57^{\circ} 34' 07''$ West -- 105.66 feet to a point; thence North $67^{\circ} 33' 03''$ West -- 117.10 feet to a point; thence North $67^{\circ} 33' 03''$ West -- 3.09 feet to a point; thence North $73^{\circ} 58' 32''$ West -- 95.04 feet to a point; thence North $80^{\circ} 18' 42''$ West -- 111.49 feet to a point; thence North $82^{\circ} 09' 38''$ West -- 60.97 feet to a point; thence North $82^{\circ} 09' 38''$ West -- 250.00 feet to a point; thence North $82^{\circ} 09' 38''$ West -- 68.20 feet to a point; thence North $85^{\circ} 10' 24''$ West -- 305.92 feet to a point; thence North $85^{\circ} 10' 24''$ West -- 44.85 feet to a point; thence South $86^{\circ} 53' 08''$ West -- 125.10 feet to a point; thence South $85^{\circ} 23' 08''$ West -- 130.52 feet to a point, the real place of **Beginning**; thence continuing with the centerline of said road, South $85^{\circ} 23' 08''$ West -- 52.61 feet to a point; thence South $85^{\circ} 06' 37''$ West -- 261.93 feet to a point; thence South $85^{\circ} 02' 27''$ West -- 87.92 feet to a point; thence leaving the centerline of said road, South $02^{\circ} 53' 34''$ East -- 65.04 feet to a point; thence North $85^{\circ} 02' 27''$ East -- 90.23 feet to a point; thence North $85^{\circ} 06' 37''$ East -- 261.74 feet to a point; thence North $85^{\circ} 23' 08''$ East -- 50.45 feet to a point; thence North $02^{\circ} 50' 52''$ East -- 65.02 feet to the real place of beginning, containing 0.6005 acres, more or less, exclusive of all right of ways and easements of record. (Being part of the property described in Deed Book 96, Page 487 in the Grant County Court Clerk's Records at Williamstown, Kentucky.)

PROPERTY OF HEARTLAND INVESTMENTS, LLC: TRACT 6... 80.7980 Acres

Lying and being in Grant County, Kentucky on the north side of Kentucky State Route 467, 0.4 miles east of the Osborne Road and more particularly described as follows, to-wit: **Beginning** at a set mag nail in the center of Ky. Rt. 467 at a corner of Alvena Ashcraft (D.B. 96, PG. 485); thence with the center of said road, S 86° 53' 08" W -- 125.10 feet to a set mag nail; thence S 85° 23' 08" W -- 183.13 feet to a set mag nail; thence S 85° 06' 37" W -- 261.93 feet to a mag nail set at a corner of Charles Miles (D.B. 158, PG. 187); thence leaving said road with the line of Miles, N 04° 38' 12" W -- passing through a post at 29.66 feet, for a total of 184.89 feet to a corner post; thence S 86° 06' 30" W -- 199.84 feet to a post in the line of Gerald Penick (D.B. 86, PG. 483); thence with the line of Penick, N 06° 55' 18" E -- 193.95 feet to a found iron pin, L.S. 3407, 3316; thence N 06° 52' 26" E -- 1083.07 feet to a post; thence N 06° 05' 11" E -- 976.07 feet to a post at a corner of Mack Schlensker (D.B. 258, PG. 148); thence with the line of Schlensker, N 06° 02' 06" E -- 364.09 feet to a post; thence S 85° 14' 46" E -- 480.56 feet to a 14" hackberry; thence with the existing fence, N 38° 30' 36" E -- 44.66 feet to a post at a corner of Troy Lawrence (D.B. 203, PG. 501); thence with the line of Lawrence and the existing fence, S 71° 46' 11" E -- 95.14 feet to a post; thence N 60° 34' 26" E -- 75.85 feet to a post; thence S 42° 08' 53" E -- 124.19 feet to a 15" hackberry; thence S 79° 29' 3" E -- 277.03 feet to a post at a corner of Darrell Crase (D.B. 208, PG. 268); thence with the line of Crase, S 25° 21' 39" E -- 784.64 feet to a post; thence S 20° 05' 56" E -- 181.14 feet to a post; thence S 36° 42' 04" E -- 196.06 feet to a 12" box elder; thence S 31° 37' 7" E -- 429.29 feet to a post at a corner of Charles and Sherry Dills (D.B. 207, PG. 190); thence with the line of Dills, S 33° 19' 35" E -- 82.74 feet to a post at a corner of Alvena Ashcraft (D.B. 96, PG. 485); thence with the line of Ashcraft, S 86° 09' 20" W -- 117.93 feet to a 12" walnut; thence S 76° 25' 35" W -- 74.84 feet to a post; thence S 44° 31' 45" W -- 292.27 feet to a post; thence N 82° 55' 37" W -- 177.19 feet to a post; thence S 87° 11' 41" W -- 220.87 feet to a 14" hackberry; thence S 35° 10' 58" W -- 370.55 feet to a post; thence S 26° 49' 07" W -- 313.49 feet to a post; thence S 28° 41' 47" W -- passing through a set iron pin at 325.01 feet, for a total of 354.43 feet to the place of beginning, containing 80.7980 acres, more or less, exclusive of all right of ways and easements of record. (Being per survey of 20 May 2002, and the remaining property as described in Deed Book 255, Page 66 of the Grant County Court Clerk's Records at Williamstown, Kentucky.)

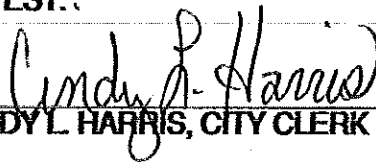
First Reading: September 19, 2005

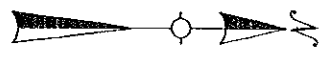
Second Reading: November 7, 2005

ADOPTED, ORDAINED, APPROVED, AND ORDERED PUBLISHED ON THIS THE
7th DAY OF November, 2005.


WILLIAM CULL, MAYOR

ATTEST:


CINDY L. HARRIS, CITY CLERK

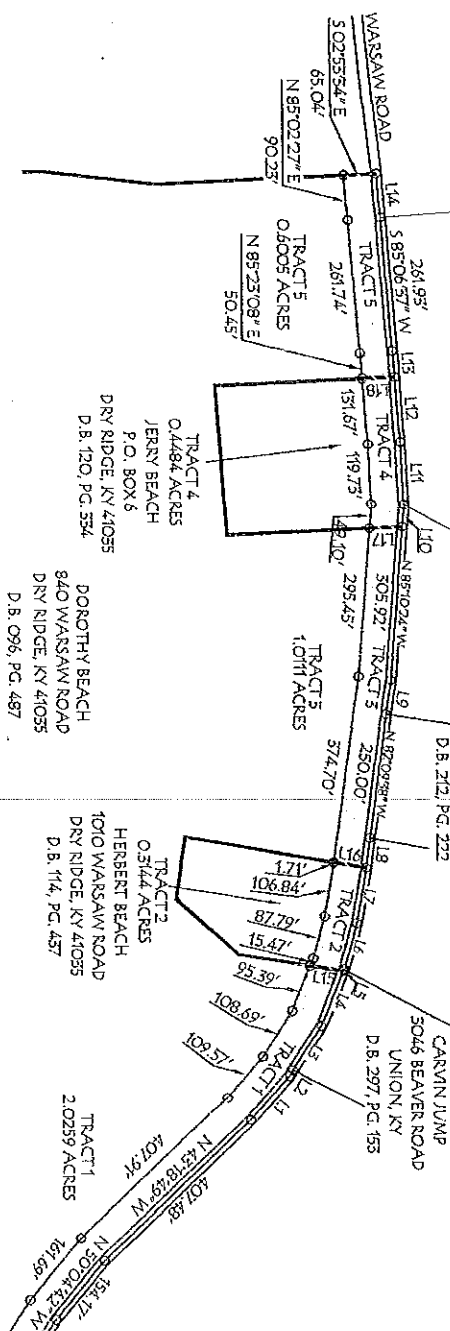


HEARTLAND INC. LLC
1790 BATON ROUGE ROAD
WILLIAMSTOWN, KY 41097
D.B. 295, PG. 066

ALVENA ASHCRAFT
905 WASSAW ROAD
DRY RIDGE, KY 41035
D.B. 096, PG. 485

WILLIAM JUMP
1205 WASSAW ROAD
DRY RIDGE, KY 41035
D.B. 212, PG. 222

CARRIN JUMP
5046 BEAVER ROAD
UNION, KY
D.B. 297, PG. 155



LINE	BEARING	DISTANCE
L1	N 49°19'04" W	177.67'
L2	N 57°54'07" W	13.39'
L3	N 57°54'07" W	108.66'
L4	N 67°55'03" W	117.10'
L5	N 67°55'03" W	3.09'
L6	N 73°58'32" W	95.04'
L7	N 80°18'42" W	111.49'
L8	N 82°09'58" W	60.97'
L9	N 82°09'58" W	68.20'
L10	N 85°10'24" W	44.85'
L11	N 86°55'08" W	125.10'
L12	N 85°23'08" W	130.52'
L13	N 85°23'08" W	52.61'
L14	N 85°02'27" W	87.92'
L15	N 08°55'49" W	66.95'
L16	N 08°45'50" W	65.01'
L17	N 02°50'52" E	65.59'
L18	N 02°50'52" E	65.05'

PLAT FOR ANNEXATION
HEARTLAND INC. LLC.

ON THE SOUTH SIDE OF WASSAW RD.
.75 MILES SOUTH WEST OF DRY RIDGE MT. ZION RD.
GRANT COUNTY, KENTUCKY

Scale: 1" = 300'
Date: 07-18-05
Dw'n: K. MARHOFFER
Job No.: 05-051
Sheet: 1 of 1
Filmmatic: OS051H1

HICKS & MANN, INC.
Consulting Engineers
Land Surveyors
P.O. Box 9
Williamstown, KY 41097
(859) 322-5323
WWW.HICKSANDMANN.COM



NOTE: THIS PLAT IS BASED ON DEEDS OF RECORD
AND AERIAL PHOTOGRAPHY. THIS PLAT DOES
NOT REPRESENT A FIELD SURVEY CONDUCTED
BY HICKS & MANN, INCORPORATED.

TRACT 4
0.4484 ACRES
JERRY BEACH
P.O. BOX 6
DRY RIDGE, KY 41035
D.B. 120, PG. 554

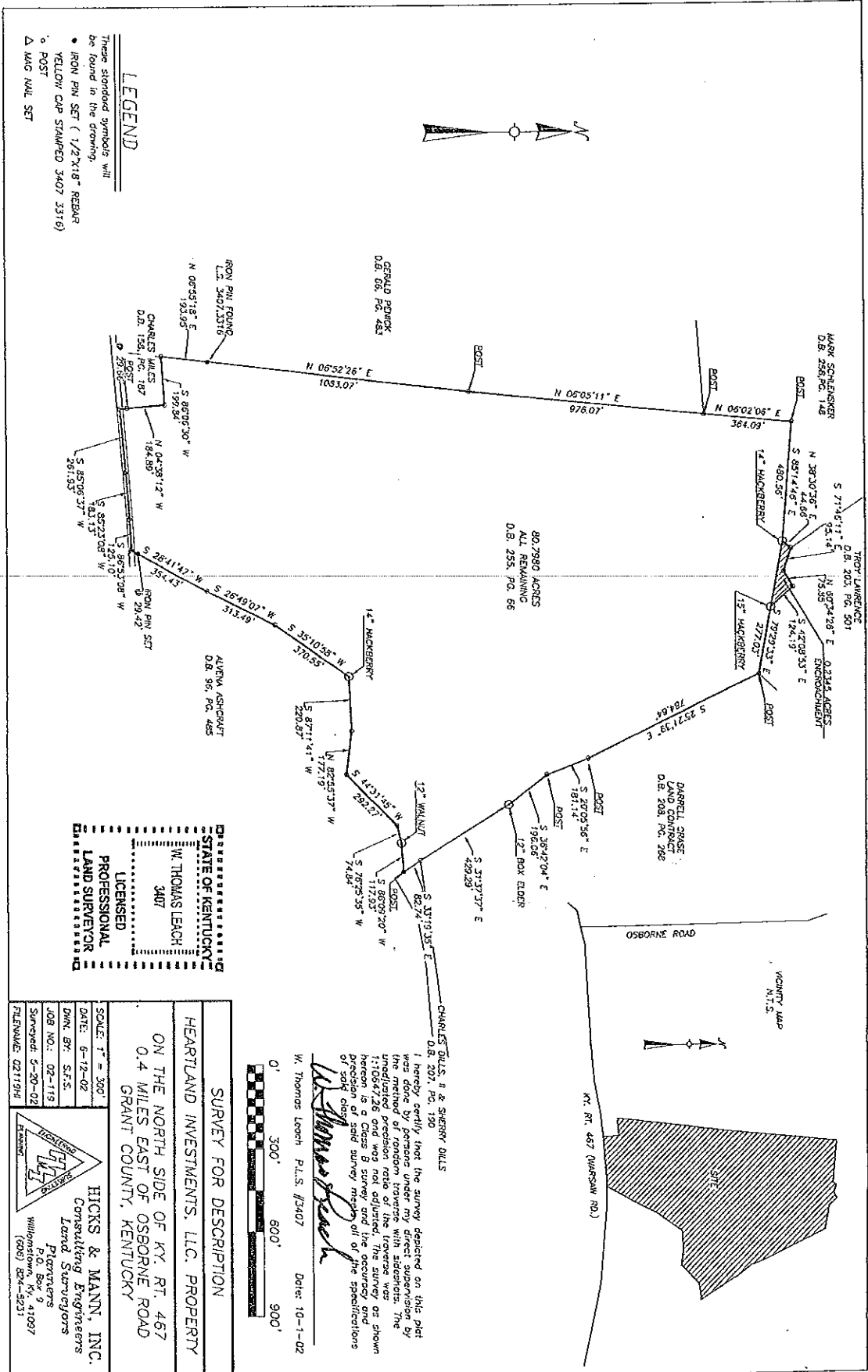
DOROTHY BEACH
840 WASSAW ROAD
DRY RIDGE, KY 41035
D.B. 096, PG. 487

TRACT 3
0.3144 ACRES
HERBERT BEACH
1010 WASSAW ROAD
DRY RIDGE, KY 41035
D.B. 114, PG. 457

TRACT 1
2.0259 ACRES
N 43°18'49" W
402.19'

GRANT COUNTY SCHOOL
P.O. BOX 569
WILLIAMSTOWN KY 41097
D.B. 223, PG. 165

WASSAW ROAD
5.45°57'26" W
65.38'



These standard symbols will be found in the drawing.

- IRON PIN SET (1/2"x18" REBAR)
- YELLOW CAP STAMPED 3407 3316)
- △ MAG NAIL SET

LEGEND

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

SURVEY FOR DESCRIPTION HEARTLAND INVESTMENTS, LLC, PROPERTY ON THE NORTH SIDE OF KY RT. 467 0.4 MILES EAST OF OSBORNE ROAD GRANT COUNTY, KENTUCKY	
SCALE: 1" = 300' DATE: 6-12-02 DWN. BY: S.S.S. JOB NO.: 02-113 SURVEYED: 5-20-02 FILENAME: 0211914	HICKS & MANN, INC. Consulting Engineers Land Surveyors Planners P.O. Box 9 41007 Williamsport, KY 40391 (606) 864-4231

I hereby certify that the survey depicted on this plat was made in accordance with the method of random bearings with sidelaps. The unadjusted precision ratio of the traverse was 1:1064726 and was not adjusted. The survey as shown hereon is a Class B survey and the accuracy and precision of said survey meet all of the specifications of 509 Code.

W. Thomas Leach
 W. Thomas Leach P.L.S. #2407 Date: 10-1-02

