

ORDINANCE NO. 702-2006

AN ORDINANCE FINAL OF THE CITY OF DRY RIDGE, GRANT COUNTY, KENTUCKY, ANNEXING AND MAKING A PART OF THE SAID CITY OF DRY RIDGE, KENTUCKY, EIGHT BOUNDARIES OF LAND TO THE NORTH OF THE CITY'S PRESENT CORPORATE LIMITS AND SITUATED GENERALLY ON THE EASTERLY SIDE OF INTERSTATE HIGHWAY NO. 75 (I-75) AND THE WESTERLY SIDE OF U.S. HIGHWAY No. 25 (U.S. 25) AND PRESENTLY OWNED BY: THE MARSHAL E. KINSEY AND NORMA F. KINSEY TRUST OF JUNE 6, 2000; ROYCE ADAMS AND RITA ADAMS, INDIVIDUALLY AND HUSBAND AND WIFE; GENE EVANS AND GLENDA EVANS, HUSBAND AND WIFE; LEMON-NORTHCUTT LAND COMPANY, A KENTUCKY CORPORATION; SUMMERFIELD DEVELOPMENT, LLC, A KENTUCKY BUSINESS ENTITY; M. TIMOTHY SIMPSON, AN UNMARRIED PERSON; NADINE BISHOP, AN UNREMARIED WIDOW; AND THE GRANT COUNTY BOARD OF EDUCATION.

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 described, by surveyed descriptions, are now contiguous or adjacent to the present northerly 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 and residential-like ambience of the subject areas under ad hoc planned development due to the same's proximity to the county's planned, new middle school complex also part of this annexation, and also due to the said boundaries' proximity to 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, is needed and required for both the planned middle school and the several residential tract developments, to enhance current activities now ongoing on the subject lands as well as contiguous and adjacent properties that may become part of the city.

ARTICLE TWO

The City of Dry Ridge, Kentucky, acting and 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 and needed revenues.

ARTICLE THREE

The Marshall E. Kinsey and Norma F. Kinsey Trust of June 6, 2000, a Kentucky trust, is the owner, in fee simple, of the base fee of @192 acres and the hereinafter described, subject boundary of @2.6941 acres of land contiguous to the present, northerly corporate limit of the City of Dry Ridge, Kentucky, at the lands of Ray Allen Porter, et ux; 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, or could, be considered or deemed to be a registered voter in any precinct.

ARTICLE FOUR

Royce Adams and Rita Adams, husband and wife, individually and jointly, are the owners, in fee simple, the base fee of @25.61 acres and the hereinafter described, subject boundary of @3.8296 acres of land contiguous to the lands of the Kinsey Trust above and the lands of Evans following; 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, or could, be considered or deemed to be a registered voter in any precinct.

ARTICLE FIVE

Gene Evans and Glenda Evans, husband and wife, are the owners, in fee simple, of the hereinafter, subject boundary of @104.5442 acres of land contiguous to the lands of Adams above and the lands of the Lemon-Northcutt Land Company following; 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, or could, be considered or deemed to be a registered voter in any precinct.

ARTICLE SIX

Lemon-Northcutt Land Company, a Kentucky corporation, is the owner, in fee simple, of the hereinafter, subject boundary of @6.0277 acres of land contiguous to the lands of Evans above and to the lands of Summerfield Development following; 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, or could, be considered or deemed to be a registered voter in any precinct.

ARTICLE SEVEN

Summerfield Development, LLC, a Kentucky entity, is the owner, in fee simple, of the hereinafter, subject boundary of @72.4106 acres of land contiguous to the lands of Lemon-Northcutt Land Company above and the lands of Simpson and Bishop following; 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, or could, be considered or deemed to be a registered voter in any precinct.

ARTICLE EIGHT

M. Timothy Simpson, an unmarried person, is the owner, in fee simple, of the hereinafter, subject boundary of @4.8453 acres of land contiguous to the lands of Summerfield Development, LLC above and Bishop and the Grant County Board of Education following; and that no other persons, firms or corporations have an estate or interest in or to this realty, or occupy same, or reside any part of these lands or boundaries proposed to be annexed, or who or whom, or could be considered or deemed to be a registered voter in any precinct save for the owner's tenants at sufferance within rental units upon the fee whom will be named and certified to the county clerk as voters potential in the annexed area as required by law.

ARTICLE NINE

Nadine Bishop, an unremarried widow, is the owner, in fee simple, of the hereinafter, subject boundary of @43.2722 acres of land contiguous to the lands of Summerfield Development, LLC above and the Grant County Board of Education following; 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, or could, be considered or deemed to be a registered voter in any precinct.

ARTICLE TEN

The Grant County School Board, a Kentucky entity, is the owner, in fee simple, of the hereinafter, subject boundary of @77.949 acre of land contiguous to the lands of Bishop above; and that no other persons, firms or corporations have an estate or interest in this realty, or occupy same, or reside upon any part of these lands or boundaries proposed to be annexed, or who or whom, or could, be considered or deemed to be a registered voter in any precinct.

ARTICLE ELEVEN

Pursuant to KRS 81A.412, the said fee owners of the herein boundaries to be annexed: The Kinsey Trust; Adams; Evans; Lemon-Northcutt Land Company; Summerfield Development, LLC; Simpson; Bishop; and the Grant County Board of Education, did make and give the owners' written request and consent 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 TWELVE

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 Statutes, that the hereinafter, described boundaries of land lie without the corporate limits of the City of Dry Ridge, Kentucky; 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 THE MARSHALL & NORMA KINSEY TRUST... 2.6941 Acres

Lying and being in Grant County, Kentucky, lying on the south side of the Bannister Pike, approximately 0.06 miles west of U.S. Route #25 and more particularly described as follows, to-wit: Unless otherwise stated any monument referred to as a set iron pin is a 1/2" iron rebar 18" in length with a yellow plastic cap stamped "3316 3407". All bearings stated herein are referred to the South line of Deed Book 306, Page 126. **Beginning** at the Northwest corner of the Royce Adams property, (D.B. 127, Pg. 157); thence with the line of Adams, N 83° 14' 48" E -- a distance of 80.25 feet; thence leaving the line of Adams and crossing over the Grantor's property with two z(2) new made lines, S 11° 15' 00" E-- a distance of 952.09 feet; thence S 14° 00' 00" W-- a distance of 522.41 feet or a distance sufficient to reach the line of Ray Porter, (D.B. 236, Pg. 196); thence with the line of Porter, N 86° 13' 41" W-- a distance of 81.29 feet or a distance sufficient to reach the line of Mike Caudill, LLC, (D.B. 306, Pg. 126); thence with the line of Caudill, N 14° 00' 00" E-- a distance of 518.93 feet; thence N 11° 15' 00" W-- a distance of 940.46 feet or a distance sufficient to reach the point of beginning, having an area of 2.6941 acre, more or less, exclusive of all right of ways and easements of record. (Being a part of the property described in Deed Book 265, Page 485 of the Grant County Court Clerk's Records at Williamstown, KY..)

PROPERTY OF ROYCE & RITA ADAMS... 3.8296 Acres

Lying and being in Grant County, Kentucky, lying on the south side of the Bannister Pike, approximately 0.06 mile west of U.S. Route #25 and more particularly described as follows to-wit: (unless otherwise stated any monument referred to as a et iron pin 1/2" iron rebar 18" in diameter with a yellow plastic cap stamped "3316 3407". All bearings stated herein are referred to the South line of Deed Book 306, Page 126. **Beginning** at a point in the centerline of Bannister Pike, a corner to Todd Dawalt, (D.B. 268, Pg. 335); thence with the line of Todd Dawalt, S 00° 14'))" W-- a distance of 501.72 feet to a point in the line of John F. Dawalt, et al, (D.B. 157, Pg. 114); thence with the lines of John Dawalt, S 11° 39' 00" W-- a distance of 131.80 feet; thence S 08° 21' 00" E-- a distance of 200.80 feet; thence S 02° 49' 00" W-- a distance of 126.50 feet; thence S 12° 47'))" W-- a distance of 167.00 feet; thence S 16° 01' 00" W-- a distance of 235.00 feet; thence S 20° 01'))" W-- a distance of 240.50 feet; thence S 14° 49' 00" W-- a distance of 259.20 feet or a distance sufficient to reach a point in the line of Marshal E. & Norma F. Kinsey, (D.B. 265, Pg. 485); thence with the line of Kinsey, S 83° 14' 48" W-- a distance of 291.79 feet or a distance sufficient to reach a point in the line of Mike Caudill, LLC, (D.B. 306, Pg. 126); thence with the line of Caudill, N 11° 15'))" W-- a distance of 80.25 feet; thence leaving the line of Caudill and crossing over the Grantor's property with nine (9) new made lines, N 83° 14' 48" E-- a distance of 243.68 feet; thence N 14° 49' 00" E-- a distance of 208.44 feet; thence N 20° 01' 00" E-- a distance of 241.34 feet; thence N 16° 01' 00" E-- a distance of 229.95 feet; thence N 12° 47' 00" E-- a distance of 157.77 feet; thence N 02° 49' 00" E-- a distance of 111.70 feet; thence N 08° 21' 00" W-- a distance of 207.09 feet; thence N 11° 39' 00" E-- a distance of 137.91 feet; thence N 00° 14' 00" E-- a distance of 478.21 feet or a distance sufficient to reach a point in the centerline of Bannister Pike; thence N 79° 15' 22" E-- a distance of 81.49 feet or a distance sufficient to reach the point of beginning, having an area of 3.8296 acres, more or less, exclusive of all right of ways and easements of record. (Being a part of the property described in Deed Book 127, Page 157 of the Grant County Court Clerk's Records at Williamstown, KY.)

PROPERTY OF GENE & GLENDA EVANS... 104.5442 Acres

Lying and being in Grant County, Kentucky, on the west side of U.S. 25 and on the north side of the Bannister Pike and more particularly described as follows to-wit: Unless otherwise stated any monument referred to as a set iron pin is a 1/2" iron rebar 18" in length with a yellow plastic cap stamped "3316 3407". All bearing stated herein are referred to the South line of Grantland Subdivision (Plat Book 5, Page 31). **Beginning** at a set iron pin a corner to the Commonwealth of Kentucky (D.B. 76, Pg. 163 & D.B. 137, Pg. 555) and on the existing 30' right of way of U.S. 25; thence with said right of way, S 13° 19' 01" E -- 1113.27 feet to a set Mag Nail in the center of Bannister Pike; thence with the center of Bannister Pike, S 43° 12' 21" W -- 55.05 feet to a set Mag Nail; thence S 38° 31' 23" W -- 50.91 feet to a set Mag Nail; thence S 61° 05' 10" W -- 49.28 feet to a set Mag Nail; thence S 79° 16' 36" W -- 191.16 feet to set Mag Nail; thence S 79° 44' 55" W -- 177.50 feet to a set Mag Nail; thence S 81° 03' 02" W -- 164.24 feet to a set Mag Nail; thence S 79° 36' 55" W -- 302.76 feet to a set Mag Nail; thence S 80° 21' 29" W -- 216.00 feet to a set Mag Nail; thence S 79° 06' 11" W -- 184.01 feet to a set Mag Nail; thence S 80° 16' 40" W -- 536.41 feet to a set Mag Nail; thence S 79° 53' 07" W -- 392.59 feet to a set Mag Nail; thence S 79° 59' 48" W -- 282.95 feet to a set Mag Nail, a corner to Daniel Bates (D.B. 161, Pg. 745); thence leaving said road and with the lines of Bates, N 17° 05' 59" W -- 381.44 feet to a set iron pin; thence N 69° 34' 46" W -- 284.60 feet to a post in the line of Jerry Stone, (D.B. 118, Pg. 499); thence with the line of Stone, N 10° 04' 18" W -- 1201.34 feet to a post in the line of the Lemon-Northcutt Land Company (D.B. 187, Pg. 339); thence with the lines of Lemon-Northcutt Land Company and Grantland Subdivision Section 4 (Plat Book 5, Page 31), N 79° 58' 32" E -- 253.10 feet to a post; thence N 79° 39' 05" E -- 2132.58 feet to set iron pin, a corner to the Commonwealth of Kentucky; thence with the line of the Commonwealth of Kentucky, S 13° 26' 29" E -- 539.66 feet to a set iron pin; thence N 80° 20' 42" E -- 388.00 feet to the place of beginning containing 104.5442 acres, more or less, exclusive of all right of ways and easements of record. (Being all the remaining property described in Deed Book 237, Page 107 in the Grant County Court Clerk's Records at Williamstown, KY.).

PROPERTY OF LEMON-NORTHCUTT LAND COMPANY... 6.0277 Acres

Lying and being in Grant County, Kentucky, lying on the east side of Interstate Route #75, approximately 255 feet southwest of Spillman Drive and more particularly described as follows to-wit: Unless otherwise stated any monument referred to as a set iron pin is a 1/2" iron rebar 18" in length with a yellow plastic cap stamped "3316 3407". All bearings stated herein are referred to the South line of Deed Book 298, Page 447. **Beginning** at a point being the Southwest corner of Grantland Estates, Section 4, and in the line of G Five, LLC, (D.B. 317, Pg. 140); thence with the line of G Five, LLC and Jerry & Janice Stone (D.B. 118, Pg. 499), S 79° 39' 05" W -- a distance of 1148.11 feet to a steel post in the East right of way line of Interstate Route #75; thence with said right of way lines, N 07° 30' 50" W -- a distance of 235.97 feet to a steel post; thence N 83° 05' 04" E -- a distance of 64.81 feet to a steel post; thence N 07° 44' 59" W -- a distance of 49.11 feet to a steel post; thence N 36° 41' 47" E -- a distance of 106.35 feet to a steel post, a corner to Summerfield Development, LLC (D.B. 298, Pg. 447); thence with the lines of Summerfield Development, LLC, S 51° 55' 38" E -- a distance of 168.18 feet to an iron pin; thence N 46° 39' 42" E -- a distance of 263.51 feet to an iron pin, a corner to David Chamberlin (D.B. 263, Pg. 361); thence partitioning the Grantor's property with a new made line, S 70° 58' 18" E-- a distance of 756.30 feet to the point of beginning having an area of 6.0277 acres, more or less, exclusive of all right of ways and easements of record. (Being part of the property described in Deed Book 187, Page 339 of the Grant County Court Clerk's Records at Williamstown, KY..).

PROPERTY OF SUMMERFIELD, LLC... 72.4106 Acres

Lying and being in Grant County, Kentucky, on the west side of U.S. 25 and on the wet side of I-75 and more particularly described as follows to-wit: Unless stated otherwise, any monument referred to herein as a set iron pin is a 1/2" iron rebar 18" in length with a yellow cap stamped "L.S. 3407, 3316". All bearing stated herein are referred to from a previous survey made by Hick & Mann, Inc. along the North Tract of Grantland Estates. **Beginning** at a point in the center of U.S. 25 at a corner to Joe Bowing (D.B. 244, Pg. 693); thence leaving said road with the line of Bowin and Lot 5 of Grantland Estates, Section 1, (Slide 187), S 78° 52' 31" W -- passing through a post at 33.55 feet, from a total of 327.98 feet to a found iron pin, Hicks & Mann, Inc., at a corner to Lot 6 Grantland Estate, Section 1, (Slide 187); thence with the line of Lot 6, S 79° 34' 00" W -- 271.90 feet to a found iron pin, Hicks & Mann, Inc., at a corner of Beverly Blankley (D.B. 279, Pg. 123) and Willie Kochling (D.B. 250, Pg. 715); thence with the of Kochling and Opal Lawson (D.B. 288, Pg. 840), Sheila Lawson (D.B. 276, Pg. 49), Lemon-Northcutt Land Company (D.B. 187, Pg. 339) and Joseph Rosensteil (D.B. 260, Pg. 736), S 79° 33' 47" W -- 583.32 feet to a found iron pin Hicks & Mann, Inc., at a corner of Lot 30 of Grantland Estates, Section 2 (Slide 198); thence with the line of Lot 30, S 03° 06' 57" W -- 148.47 feet to a found iron pin Hicks & Mann, Inc., at the existing North right of way of Spillman Drive; thence with said right of way with a curve to the left having a radius of 241.43 feet and a cord bearing and length of S 89° 27' 46" W -- 50.10 feet to a found iron pin Hicks & Mann, Inc., at the Southeast corner of Lot 32 of Grantland Estates, Section 5, (Slide 272); thence with the line of Lot 32, N 03° 06' 57" E -- 139.61 feet to a found iron pin, Hicks & Mann, Inc.; thence with the line of Lot 32, Heather Sammons (D.B. 209, Pg. 103), Lemon-Northcutt Land Company (D.B. 187, Pg. 339) and Lots 83 thru 86, S 79° 33' 47" W -- 820.47 feet to a found iron pin, Hicks & Mann, Inc., at a corner of Lot 87; thence with the line of Lot 87 thru Lot 92, S 77° 42' 27" W -- 478.35 feet to a found iron pin, Hicks & Mann, Inc., at a corner of Lemon-Northcutt Land Company (D.B. 187, Pg. 339); thence with the line of Lemon-Northcutt Land Company, S 77° 13' 16" W -- 228.16 feet to a found iron pin, Hicks & Mann, Inc.; thence S 17° 37' 35" W -- 160.61 feet to a found iron pin, Hicks & Mann, Inc.; thence S 12° 43' 34" W -- 307.26 feet to a found iron pin, Hicks & Mann, Inc.; thence S 24° 22' 21" W -- 134.57 to a found iron pin, Hicks & Mann, Inc.; thence S 08° 53' 24" W -- 129.55 feet to a found iron pin, Hicks & Mann, Inc., at a corner of David Chamberlin (D.B. 283, Pg. 361); thence with the line of Chamberlin, S 17° 22' 30" E -- 107.04 feet to a found iron pin, Hicks & Mann, Inc., at a corner of Lemon-Northcutt Land Company (D.B. 187, Pg. 339); thence with the line of Lemon-Northcutt Land Company, S 46° 39' 42" W -- 263.51 feet to a found iron pin, Hicks & Mann, Inc.; thence N 51° 55' 38" W -- 168.18 feet to a post in the right of way of I-75; thence with said right of way, N 31° 42' 27" E 20.37 feet to a post; thence N 09° 45' 30" E -- 45-65 feet to a post; thence N 07° 49' 37" W -- 260.79 feet to a post; thence N 76° 11' 57" W -- 160.24 feet to a post; thence

SUMMERFIELD, LLC Continued...

thence N 06° 18' 46" W -- 369.20 feet to a post; thence N 04° 40' 48" W -- 361.00 feet to a post; thence N 02° 25' 40" W -- 535.19 feet to a point at a corner of Nadine Bishop)D.B. 183, Pg. 461); thence with the line of Bishop and Tim Simpson (D.B. 211, Pg. 263), N 79° 11' 00" E -- passing through a 14" locust at 1.87 fee, from a total of 2565.13 feet to a found iron pin, Hicks & Mann, Inc., at a corner of Tim Simpson (D.B 211, Pg. 260); thence with the line of Simpson, N 78° 41' 41" E -- 179.80 feet to a found iron pin, Hicks & Mann, Inc., at a corner of Linda Bowlin (D.B. 277, Pg. 533); thence with the line of Bowlin, S 18° 18' 35" E -- 93.00 feet to a found iron pin, Hicks & Mann, Inc.; thence S 54° 59' 27" E -- 169.00 feet to a found iron pin, Hicks & Mann, Inc.; thence N 78° 43' 42" E -- passing through a post at 250.00 feet, for a total of 279.13 feet to a point in the center of U.S. 25; thence with the center of said road, S 36° 11' 22" E -- 126.12 feet to a point; thence S 28° 07' 53" E -- 68.21 feet to a point; thence S 26° 04' 10" E -- 99.04 feet to a point; thence S 23° 55' 41" E -- 79.96 feet to q point; thence S 20° 57' 30" E-- 127.30 feet to the place of beginning containing 72.4106 acres, more or less, exclusive of all right of ways and easements of record. (Being all of the property as described in Deed Book 135, Page 58; Deed Book 279, Page 587; Deed Book 159, Page 151; Deed Book 269, Page 620; and Deed Book 123, Page 578 of the Grant County Court Clerk's Records at Williamstown, KY..).

PROPERTY OF M. TIMOTHY SIMPSON... 4.8453 Acres

Lying and being in Grant County, Kentucky, on the west side of U.S. Route #25 and the north side of Shaw and/or Pigg Road, south of Sherman and more particularly described as follows, to-wit:

Tract No. 1: **Beginning** at an iron pin on the north side of Shaw (and/or) Pigg Road at its intersection with the west right of way line of U.S. Route #25; thence with said right of way, N. 47-57-00 W. 212.21 feet to an iron pin; thence with three new made lines partitioning the Riley property, S. 51-09-47 W. 198.59 feet to an iron pin; thence S. 78-06-00 W. 127.88 feet to an iron pin; thence S. 11-54-00 E. 81.61 feet to an iron pin in the north line of the Shaw (and/or) Pigg Road; thence with the north line of said road, N. 78-06-00 E. 429.80 feet to the place of beginning, containing 1.0000 acres, more or less, exclusive of all right of ways and easements of record.

Tract No. 2: **Beginning** at an iron pin in the west right of way line of U.S. Route #25 and a corner to Larry Bishop; thence with said right of way line, S. 43-46-52 E. 62.00 feet to an iron pin; thence S. 46-02-00 E. 50.77 feet to an iron pin; thence S. 47-57-00 E. 66.48 feet to an iron pin; thence leaving said right of way line with new made lines partitioning the Riley property, S. 51-10-00 W. 182.60 feet to an iron pin; thence S. 78-05-54 W. 46.51 feet to an iron pin; thence N. 38-58-09 W. 239.77 feet to an iron pin in the south line of Larry Bishop; thence with the south line of Bishop, N. 73-28-38 E. 218.17 feet to the place of beginning containing 1.0464 acres, more or less, exclusive of all right of ways and easements of record.

Tract No. 3: **Beginning** at an iron pin on the north side of the Shaw (and/or) Pigg Road at its intersection with the west right of way line of U.S. Route #25; thence with said right of way, N. 47-57-00 W. 212.21 feet to an iron pin and the REAL PLACE OF BEGINNING; thence continuing with the west right of way line of U.S. Route #25, N. 47-57-00 W. 40.51 feet to an iron pin; thence leaving said right of way line with a new made line partitioning Riley's property, S. 51-10-00 W. 182.60 feet to an iron pin; thence S. 78-05-54 W. 46.51 feet to an iron pin; thence N. 38-58-09 W. 239.77 feet to an iron pin in the south line of Larry Bishop; thence with the lines of Bishop, S. 73-28-38 W. 303.54 feet to an iron pin in the north line of Oscar Dixon; thence with the north line of Dixon, N. 78-06-00 E. 310.90 feet to an iron pin and a corner to ONE(1)-Acre tract; thence with the lines of the said one-acre tract, N. 11-54-00 W. 81.61 feet to an iron pin; thence N. 78-05-54 E. 127.86 feet to an iron pin; thence N. 51-10-00 E. 198.60 feet to the place of beginning, containing 2.7989 acres, more or less, exclusive of all right of ways and easements of record.

(Being the same lands and parcels conveyed to Simpson by those deeds of record in Deed Book 301 at Page 463; Page 466; and Page 469 in the Office of the Grant County Court Clerk at Williamstown, Kentucky.).

PROPERTY OF NADINE BISHOP... 43.2722 Acres

Lying and being in Grant County, Kentucky, on the wet side of U.S. Route #25, 0.7 miles south of the Sherman-Mt. Zion Road and more particularly described as follows, to-wit: **Beginning** at an iron pin in the west right of way of U.S. Route #25 and a corner to Erwin Riley (Deed Book 113, Page 199); thence with said R/W, S 37° 06' 10" E -- 220.21 feet; thence S 40° 00' 17" E -- 120.84 feet to an iron pin at a corner to Riley (Deed Book 115, Page 341 & Deed Book 123, Page 568); thence with said lines, S 73° 28' 38" W -- 522.32 feet to an iron pin; thence S 17° 14' 00" E -- 312.00 feet to an iron pin in the line of Oscar Dixon; thence with said line, S 78° 48' 53" W -- 2254.08 feet to an iron pin in the Right of Way of Interstate Highway #75; thence with said R/W, N 0° 29' 9" W -- 251.75 feet; thence S 88° 02' 54" W -- 40.00 feet; thence N 1° 10' 49" E -- 596.94 feet to a post, a corner to John B. Flege, Jr.; thence with said line, N 79° 17' 28" E -- 1711.80 feet to an iron pin, a corner to Erwin Riley; thence with said lines, S 32° 32' 00" E -- 190.00 feet to an iron pin; thence N 77° 21' 16" E -- 671.00 feet to the place of beginning, containing 43.2722 acres, more or less, exclusive of all right of ways and easements of record. (Being the same property as conveyed in that deed of record in Deed Book 183, Page 461 in the Office of the Grant County Court Clerk at Williamstown, Kentucky.).

PROPERTY OF THE GRANT COUNTY BOARD OF EDUCATION... @77.949 Acres

A parcel of ground lying and being south of Sherman, Kentucky, and approximately 2800 feet south of the Sherman-Mt. Zion Road (Ky 1994), the greater portion of which lies on the west side of U.S. Highway 25, a very small part lying on the east side of such highway, in Grant County, Kentucky, more particularly described as follows: **Beginning** at a point, a Spike, in the center of U.S. Highway #25, said point being a common corner to Harold Hedger, said point being approximately 2800 feet south of the Sherman-Mt. Zion Road; thence from the place of beginning and with center of said road, S 11° 46' E -- 451.0 feet to a Nail; thence S 2° 36' E -- 39.2 feet to a point on the west side of said road; thence crossing said road, N 74° 21' E -- 54.5 feet to an Old Stone; thence along the easterly side of the road, S 18° 42' E -- 412.5 feet to a point and S 18° 00' E -- 354.7 feet to a point in the center of said road; thence with the center of said road, N 22° 50' W -- 353.6 feet to a point; and N 20° 32' W -- 415.7 feet to a point in the center of said road, said point being 48.5 feet west of the aforementioned "Old Stone"; thence S 74° 21' W -- 6.0 feet to a point; thence N 2° 36' W -- 39.2 feet to a point in the center of said road; thence S 77° 02' W -- 30.1 feet to a point in the original Tract Line, said point being 30 feet west of the center of U.S. Highway #25; thence with the westerly right of way line of said road parallel to and 30 feet from the existing center line, the following courses: S 11° 29' E -- 39.7 feet to a point; S 20° 32' E -- 418.8 feet to a point; S 22° 50' E -- 354.9 feet to a point; S 25° 30' E -- 126.3 feet to a point; and S 32° 17' E -- 346.8 feet to a point in the existing fence line; thence with the same, S 76° 45' W -- 2390.0 feet to a stake in the easterly right of way line of Interstate 75; thence with said right of way line, N 0° 57' W -- 1556.0 feet to a stake; thence N 89° 03' E -- 50.0 feet to a point in said right of way line; thence N 0° 57' W -- 191.0 feet to a stake near a metal post and a corner to Harold Hedger; thence leaving the I-75 right of way line and with the line of Hedger, N 84° 39' E -- 695.5 feet to a post; thence N 69° 03' E -- 843.0 feet to a post; thence N 78° 25' E -- 228.8 feet to the place of beginning, containing 77.949 acres, more or less.

GRANT COUNTY BOARD OF EDUCATION Continued...

There is excepted from the above base fee, the following described, two tracts or parcels of land, to-wit:

Parcel No. 31: A tract of land lying in Grant County along the east side of Interstate 75 (I-75) more particularly described as follows: **Beginning** at a point in the existing controlled access and east right-of-way line of I-75 45.720 meters (150.00 feet) right of proposed I-75 centerline station 28+240.000; thence with the existing controlled access and east right-of-way line, North 01 degrees, 20 minutes, 06 seconds East 14.959 meters (49.08 feet) to a point 45.720 meters (150.00 feet) right of proposed I-75 centerline station 28+254.959; thence South 88 degrees, 39 minutes, 54 seconds East 15.240 meters (50.00 feet) to a point 60.960 meters (200.00 feet) right of proposed center line station 28+254.959; thence with the proposed controlled access and right-of-way line, South 46 degrees, 52 minutes, 02 seconds West, 21.355 meters (70.06 feet) to the point of beginning, containing 0.011 hectares (114 sq. meters, 0.028 acres, 1,227 sq. ft.) of right of way.

Parcel No. 31B: A tract of land lying in Grant County along the east side of Interstate 75 (I-75) more particularly described as follows: **Beginning** at a point in the existing controlled access and east right-of-way line of I-75 which is 60.960 meters (200.00 feet) right of proposed I-75 center line station 28+254.959; thence with the existing controlled access and east right-of-way line, North 01 degrees, 20 minutes, 06 seconds East 58.217 meters (191.00 feet) to a point 60.960 meters (200.00 feet) right of proposed I-75 centerline station 28+313.176; thence with the north property line, North 86 degrees, 47 minutes, 06 seconds East 10.049 meter (32.97 feet) to a point 70.977 meters (232.86 feet) right of proposed I-75 centerline station 28+313.973; thence with the proposed controlled access and right-of-way line, South 10 degrees, 58 minutes, 07 seconds West 59.858 meters (196.38 feet) to the point of beginning and containing 0.029 hectares (291.6 sq. meters, 0.072 acres, 3,139 sq. ft.) of right of way.

(Parcels No. 31 and 31B were conveyed, in fee simple, to the Commonwealth of Kentucky, by deed of January 19, 2001, of record in Deed Book 270, Page 393, grant county Court Clerk's Records at Williamstown, Kentucky.)

(The base fee is that property conveyed to the Grant County Board of Education by deed of record in Deed Book D310, Page 750 in the Office of the Grant County Court Clerk at Williamstown, Kentucky.)

FIRST READING:

October 2, 2006

SECOND READING:

October 16, 2006

ADOPTED, ORDAINED, APPROVED, AND ORDERED PUBLISHED ON THIS THE
16th DAY OF October, 2006.

William Cull

WILLIAM CULL, MAYOR

ATTEST:

Cindy L. Harris

CINDY L. HARRIS, CITY CLERK