



Date: February 8, 2024

To: D. Angelo Penque, Mayor
Steve Taylor, Administrative Officer
Brandon Voelker, City Attorney
All City Council members

From: Robin Morency, City Clerk

Subject: Meeting

The City of Cold Spring will hold a Special Council meeting on Monday, February 12, 2024 at 7:30pm per the attached agenda. This meeting will be held at the Cold Spring City Building 5694 E. Alexandria Pike Cold Spring, KY 41076.

Thanks,
Robin



Cold Spring City Council Special Meeting Agenda

**February 12, 2024
7:30pm**

1. Call Meeting to Order
2. Prayer & Pledge
3. Roll Call
4. Audit Presentation
 - John Chamberlain, Chamberlain Owen & Co.
5. Minute Approval
 - January 22, 2024 meeting minutes
6. Ordinance 23-1088
 - A 2nd reading of an ordinance to adopt an amendment to the zoning map of the City of Cold Spring, county of Campbell, Kentucky for an approximate 26-acre area on the southeast corner of US 27 and AA highway for portions of land located in the City of Cold Spring from Rural Residential Estate (R-RE*) to Mixed Use Planned Development (MUPD) and Highway Commercial Two (HC-2)
7. Ordinance 23-1089
 - A 2nd reading of an ordinance to adopt annexing certain unincorporated territories within the county of Campbell, Kentucky and contiguous to the present boundary lines of the City of Cold Spring, Kentucky, and defining by metes and bounds the territory annexed; designating the zoning classification of the property to be annexed to Mixed Use Plan Development (MUPD) and Highway Commercial 2 (HC-2) after compliance with the provisions of KRS 100.209, at the time the annexation of the property is final
8. Executive Session per KRS 61.810(1)(b) and (g),
 - regarding the former DAV site, specifically, the sharing of business information that that the open discussion thereof may jeopardize the project as contemplated by statute
9. Adjourn

Cold Spring Council Minutes

January 22, 2024

The November 27, 2023 council meeting was called to order by Mayor Penque at 7:30pm.

Prayer and pledge were led by the City Clerk (00:01)

Roll Call & Exit Instructions: (00:43)

- Present: Mayor Penque, Chris Ampfer, Lisa Cavanaugh, Dave Guidugli, Paul Kloeker, Cindy Moore, Adam Sandfoss, City Clerk Robin Morency, City Administrator Steve Taylor, Public Works Director Ron Hitch, Police Chief Steve Collinsworth, Event Coordinator Stacy Klosterman, and City Attorney Brandon Voelker

Additions or Deletions to the Agenda: (01:14)

- Deletions – Emmalyn Martin recognition. She was unable to attend.

Items of Interest to the Community: None.

Approval of Minutes: (01:51)

- November 27, 2023 council minutes were reviewed by all. Adam Sandfoss made a motion. Cindy Moore seconded. Dave Guidugli asked to check the attendance because Chris Ampfer was not listed as present. All were in favor. **Motion passed.**
- December 11, 2023 caucus meeting minutes were reviewed by all. Dave Guidugli made a motion. Adam Sandfoss seconded. All were in favor. **Motion passed.**
- January 8, 2024 caucus meeting minutes were reviewed by all. Dave Guidugli made a motion. Chris Ampfer seconded. All were in favor. **Motion passed.**

Recognition of Unscheduled Guests: None.

Old Business: None.

New Business: (03:13)

- Resolution 24-04: an order of the city council of the City of Cold Spring, Kentucky, authorizing the issuance of up to \$65,000,000 maximum aggregate principal amount taxable industrial building revenue bonds, series 2023a, authorizing the issuance of up to \$8,000,000 maximum aggregate principal amount taxable industrial building revenue bonds, series 2023b, and authorizing the issuance of up to \$7,000,000 maximum aggregate principal amount taxable industrial building revenue bonds, series 2023c, in order to assist Map Acquisitions, LLC, or assigns, to finance the acquisition, construction and equipping of an industrial building facility and related infrastructure improvements located within the City of Cold Spring, Kentucky and to improve said facility; providing for the pledge of revenues for the payment of said bonds; authorizing a springing executory interest deed; authorizing trust indentures appropriate for the protection and disposition of such revenues and further to secure the payment of said bonds; authorizing a bond purchase or bond placement agreement; authorizing a pilot mortgage to secure pilot payments, authorizing a home office payment agreement, and authorizing the execution of any further necessary instruments. Paul Kloeker made a motion. Lisa Cavanaugh seconded the motion. Cindy Moore stated that they were told at the November council meeting that this was being put on hold. Jim Parsons, the bond counsel on the transaction, advised that they are moving forward on this project so this order needs to be in place before closing. Mr. Parsons added that these bonds are not the debt of the city.

Cold Spring Council Minutes

January 22, 2024

Cindy Moore also asked for an update on the agreements with the county. Mr. Parsons said that all the pilot programs are in place with the county and the school district. Clayton Riley with Midland Atlantic said that the closing is currently planned for mid-February. Mr. Riley also explained the next steps in the process and said that the traffic study is still ongoing. Roll call vote shows 6 yeses and 0 noes. **Motion passed.**

Follow up Citizen Comments: None.

Department Reports (in writing): (12:25)

- Police Department – Dave Guidugli thanked Chief Collinsworth for including the traffic report in the packet.
- Public Works – Adam Sandfoss told Ron Hitch that the crew did a great job plowing the streets. Lisa Cavanaugh agreed and said she heard many compliments. Dave Guidugli inquired about the calibration of the salt machines and how much salt they are throwing. Ron Hitch stated that there are a lot of variables when you are working in extremely cold temperatures which means they must throw more salt to keep the streets in good shape. There was discussion about trucks and equipment for public works.
- City Clerk – there was discussion about the amount of delinquent tax bills.
- Code Enforcement – Dave Guidugli thanked Joe Humbert for a job well done. There was discussion about a couple business signs throughout the city.
- Event Coordinator – Adam Sandfoss shared complaints about the heat in the community center. Ron Hitch stated they are aware of the issue and are working to correct it. There was discussion about open gym in the evenings.

Council Comments: (25:35)

- Adam Sandfoss asked if it is possible to make sure the sidewalk to the upstairs entrance of the community center is shoveled during snow events.
- Cindy Moore asked for adjustments on the financial statement. There was discussion about the council chamber cameras.

Attorney Comments: None.

Mayor Comments: None.

Adjournment: (31:40)

Lisaa Cavanaugh made a motion to adjourn the meeting at 8:01pm. Dave Guidugli seconded the motion. All in favor. **Motion passed.**

Approved:

City Clerk:

Mayor:

To view the meeting agenda, visit: <https://coldspringky.gov/city-council/meeting-agendas/>

To view the meeting video, visit: <https://coldspringky.gov/meeting-videos/>

**COMMONWEALTH OF KENTUCKY
COUNTY OF CAMPBELL
CITY OF COLD SPRING
ORDINANCE NO. 23-1088**

AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF COLD SPRING, COUNTY OF CAMPBELL, KENTUCKY FOR AN APPROXIMATE 26 ACRE AREA ON THE SOUTHEAST CORNER OF US 27 AND AA HIGHWAY FOR PORTIONS OF LAND LOCATED IN THE CITY OF COLD SPRING FROM RURAL RESIDENTIAL ESTATE (R-RE*) TO MIXED USE PLANNED DEVELOPMENT (MUPD) AND HIGHWAY COMMERCIAL TWO (HC-2)

WHEREAS, a request for a map amendment was submitted to the Cold Spring Planning and Zoning Commission by Midland Atlantic Properties, with consent of the owners of the respective parcels, to change the zoning from R-RE* to MUPD and HC-2; and

WHEREAS, the Campbell County Planning and Zoning staff reviewed the application and recommended that the proposed map amendment be approved; and

WHEREAS, the Cold Spring Planning & Zoning Commission, upon reviewing the staff recommendations and after holding a public hearing, voted to approve the map amendment on the basis that existing zoning classification is inappropriate and the proposed zoning classification is appropriate for the site.

NOW THEREFORE, BE IT ORDAINED BY THE CITY OF COLD SPRING, COUNTY OF CAMPBELL, COMMONWEALTH OF KENTUCKY:

Section I

That the Cold Spring City Council hereby approves said Zoning Map for an approximate 26 Acre site, located on the southeast corner of US 27 and AA Highway for portions of land located in the City of Cold Spring, from Rural Residential Estate (R-RE*) to Mixed Use Planned Development (MUPD) and Highway Commercial Two (HC-2).

The aforementioned map amendment, as recommended by the Cold Spring Municipal Planning & Zoning Commission is adopted on the following bases:

1. The existing zoning classification given to the property is inappropriate and the proposed zoning classification is appropriate. Specifically, the basic character of the area is commercial, for which MUPD is appropriate for internal portions and Highway Commercial for property abutting US 27.

2. That that is property is subject to an annexation into the City of adjacent property, for which identical zoning has been subject to a similar public hearing, with zoning upon annexation to also be MUPD and HC-2, making zoning in this area consistent, as well as in conformity with the comprehensive plan.

Section II

That should any section or part of any section or any provision of this Ordinance be declared invalid by a Court of competent jurisdiction, for any reason, such declaration shall not invalidate, or adversely affect, the remainder of this Ordinance.

Section III

That this Ordinance shall take effect and be in full force when passed, published and recorded according to the law.

Adopted this _____ day of _____, 2024.

1st Reading – October 9, 2023

Vote: 5, Yes - 0, No

2nd Reading – February 12, 2024

Vote: _____, Yes, _____, No

City of Cold Spring
County of Campbell
Commonwealth of Kentucky

By: _____
D.Angelo Penque
Mayor

Attest:

Clerk

**COMMONWEALTH OF KENTUCKY
CITY OF COLD SPRING
ORDINANCE NO. 23-1089**

AN ORDINANCE ANNEXING CERTAIN UNINCORPORATED TERRITORIES WITHIN THE COUNTY OF CAMPBELL, KENTUCKY AND CONTIGUOUS TO THE PRESENT BOUNDARY LINES OF THE CITY OF COLD SPRING, KENTUCKY, AND DEFINING BY METES AND BOUNDS THE TERRITORY ANNEXED; DESIGNATING THE ZONING CLASSIFICATION OF THE PROPERTY TO BE ANNEXED TO MIXED USE PLAN DEVELOPMENT (MUPD) AND HIGHWAY COMMERCIAL 2 (HC-2) AFTER COMPLIANCE WITH THE PROVISIONS OF KRS 100.209, AT THE TIME THE ANNEXATION OF THE PROPERTY IS FINAL

WHEREAS, Kentucky Revised Statute 81A.410 authorizes and delegates city legislative bodies the authority to annex territories; and

WHEREAS, Kentucky Revised Statute 81A.412 provides the manner in which said annexation should be accomplished through the consent of the property owner; and

WHEREAS, the property owners have provided written consent to the annexation, through the execution of the Consent to Annex attached as Exhibit C (the "Consent"); and

WHEREAS, the property herein described is adjacent to and contiguous to the City's boundaries; and

WHEREAS, the City of Cold Spring, Kentucky (the "City") through compliance with the provisions of KRS 100.209 may designate the zoning classification of the property to be annexed; and

WHEREAS, the City is willing to annex the property, subject to the terms of an Annexation Agreement (the "Agreement"); and

WHEREAS, pursuant to Resolution R-79-23, the Campbell County Fiscal Court concurred with the annexation; and

WHEREAS, by reason of population density, commercial, industrial, institutional, or governmental use of land, or subdivision of land, said property is urban in character or suitable for urban purposes without unreasonable delay; and

NOW, THEREFORE, BE IT ORDAINED BY THE CITY OF COLD SPRING,

KENTUCKY:

SECTION I

A. That the City of Cold Spring, Kentucky, does hereby and herewith annex to its present boundaries and include the same within the territorial limits of the City of Cold Spring, Campbell County, Kentucky, the following described unincorporated land and area, located in the County of Campbell, Commonwealth of Kentucky, an approximately 27-acre parcel more particularly identified as follow:

SEE ATTACHED EXHIBIT “A”, Legal Description, and EXHIBIT “B”, Plat of the property being annexed.

B. That the Property at the time it is annexed into the City shall have a zoning classification of Mixed Use Plant Development (“MUPD”) or Highway Commercial 2 (“HC2”) in accordance with the City’s Zoning Map and Zoning Ordinance, and in accordance with the terms of the Agreement; and that prior to the adoption of this Ordinance the City has submitted an application to the City of Cold Spring, Kentucky Planning Commission (the “Planning Commission”) in accordance with the provisions of KRS 100.209 to conduct the required public hearing and processes to have the Property zoned as MUPD or HC2, in accordance with the terms of the Agreement, including the Concept Plan attached as exhibits to the Agreement.

C. That the City hereby approves the zoning classification of the Property to MUPD or HC2, and approves the Concept Plan related to the development of the Property as attached to the Agreement and as approved by the Planning Commission.

SECTION II

That this ordinance shall take effect and be in full force from and after its passage, publication, and recording, according to law.

Adopted this _____ day of _____, 2024.

1st Reading – August 1, 2023

Vote: 6 yes – 0 no

2nd Reading – February 12, 2024

Vote: __yes - __ no

By: _____
D. Angelo Penque

Mayor

EXHIBIT A

Legal Description

DESCRIPTION: Annexation Parcel 'A'

LOCATION: Rocky View Drive, Harvest Trail, & US 27

DATE: June 14, 2023

Situated in the Unincorporated County of Campbell, Commonwealth of Kentucky, lying on the East side of US 27 and Harvest Trail at the South end of Rocky View Drive, being part of the 35.87 acre tract conveyed to Calabrazze, Inc. in Deed Book 256, Page 624, all of Lots 14 and 15 of Ridgewood Subdivision, Section C (No Plat Found) conveyed to Calabrazze, Inc. in Deed Book 257, Page 97, all of Parcels 1, 2, and 3 conveyed to Richard A. Haglage in Deed Book 316, Page 662, all of Parcels One and Three conveyed to DCH Properties L.L.C. and Tune Row Properties, LLC in Deed Book 343, Page 874, all of the 1.01 acre tract conveyed to Frances Roach in Deed Book 136, Page 213, all of the 1.0142 acre tract conveyed to AA Property Development, Ltd. in Deed Book 298, Page 264, and all of Parcels 1 and 2 conveyed to Barbara G. and Jerry Watts in Deed Book 209, Page 211 of the Campbell County Clerk's Records at Alexandria, Kentucky and being more particularly described as follows:

Begin at the Northwest corner of a 0.757 acre tract conveyed to David Wayne and Jennifer Marie Fields in Deed Book 237, Page 306, being Lot 1 of Ridgewood Subdivision, Section A (Plat 72A), said point being on the existing South right-of-way line of Rocky View Drive (R/W Varies) approximately 995 feet West of its intersection with the centerline of KY Hwy. 9 and being the TRUE POINT OF BEGINNING;

thence, from the TRUE POINT OF BEGINNING, departing the existing South right-of-way line of said Rocky View Drive and with the West line of said 0.757 acre tract, the following two courses:

South 36° 41' 38" West, 31.48 feet;

thence, South 19° 37' 18" East, 325.16 feet to a point on the North line of a 34.4505 acre tract conveyed to Steven J. Woeste, Donna M. Pickett, and Alan J. Woeste, Co-trustees, in Deed Book 350, Page 476;

thence, departing said 0.757 acre tract and with the North line of said 34.4505 acre tract, South 70° 38' 47" West, 87.38 feet to the Northeast corner of a 20.5646 acre tract conveyed to Bonnie L. and James M. Pickett, Trustees, in Deed Book 289, Page 423;

thence, departing said 34.4505 acre tract and with the North line of said 20.5646 acre tract, South 70° 36' 56" West, 1535.29 feet a point on the existing East right-of-way line of US 27 (R/W Varies);

thence, departing said 20.5646 acre tract and with existing East right-of way line of said US 27, the following four courses: North 33° 49' 07" West, 68.46 feet;

thence, North 29° 21' 11" West, 322.69 feet;

thence, North 01° 28' 30" West, 162.49 feet;

thence, North 88° 57' 32" West, 26.40 feet to a point in the centerline of Harvest Trail;

thence, departing the existing East right-of way line of said US 27 and with centerline of said Harvest Trail, the following five courses: North 05° 16' 48" East, 132.08 feet;

thence, North 00° 36' 18" East, 76.25 feet;

thence, North 10° 41' 57" West, 10.97 feet;

thence, North 12° 27' 05" West, 186.69 feet;

thence, North 24° 33' 21" West, 19.06 feet to the Southwest corner of a 1.001 acre tract conveyed to Robert N. and Deborah Rottman in Deed Book 165, Page 154;

thence, departing the centerline of said Harvest Trail and with the South line of said 1.001 acre tract and an 11.7 acre tract conveyed to Jerry and Barbara G Watts in Deed Book 162, Page 430, North

Containing 27.0 acres of land, more or less, and subject to all easements and rights of ways of record. The reference meridian is based on NAD83 (2011) Kentucky State Plane coordinates, North Zone (1601). The above description was prepared for annexation purposes under the direction of Chris R. Gephart, Licensed Professional Land Surveyor #3292 in the Commonwealth of Kentucky.

Prior Instrument Reference:

Deed Book 256, Page 624
Deed Book 257, Page 97
Deed Book 316, Page 662
Deed Book 343, Page 874
Deed Book 136, Page 213
Deed Book 298, Page 264
Deed Book 209, Page 211

Plat of Annexed Property

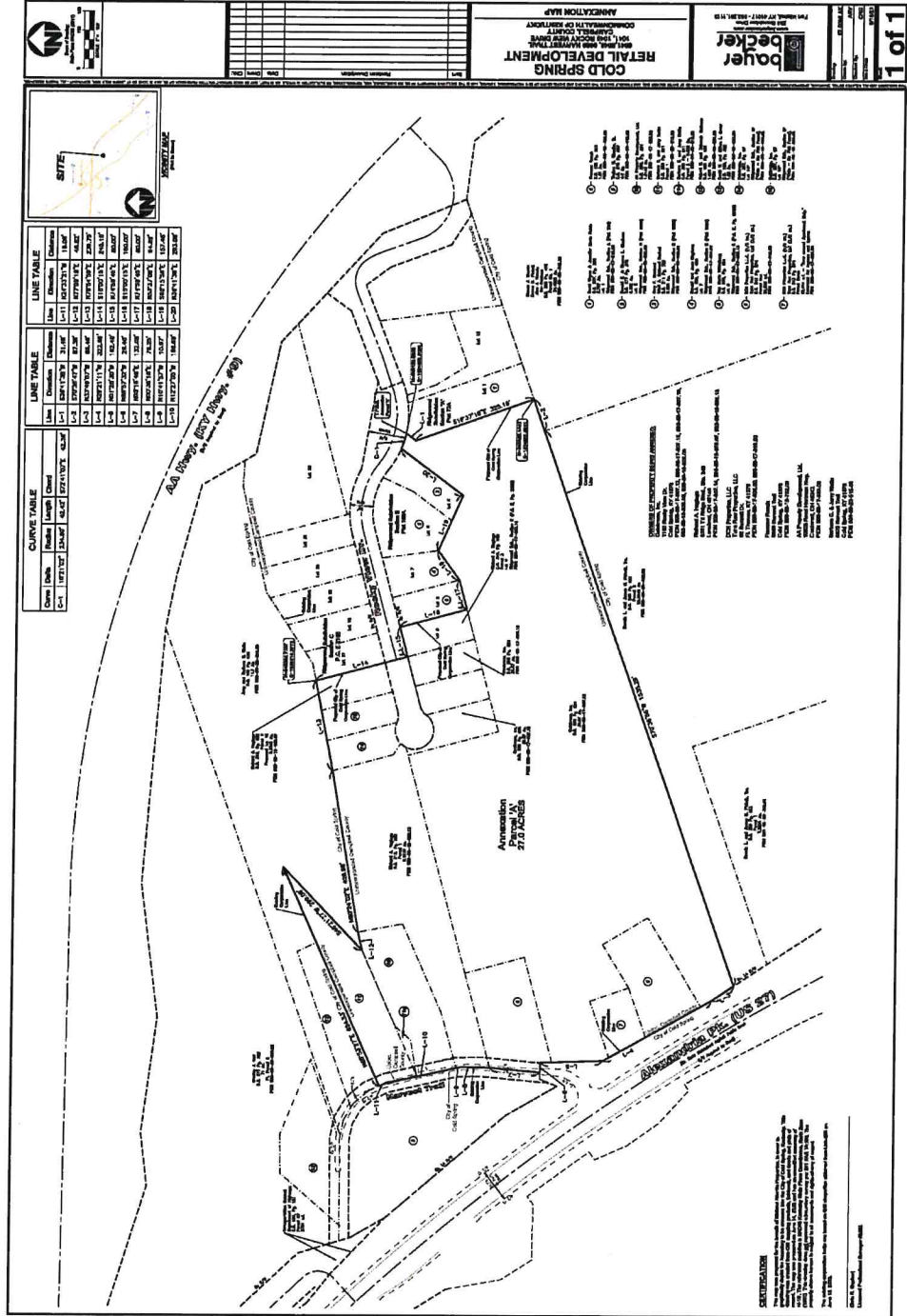


EXHIBIT C
Consents to Annex

DESCRIPTION: Annexation Parcel 'A'

LOCATION: Rocky View Drive, Harvest Trail, & US 27

DATE: February 6, 2024

Situated in the Unincorporated County of Campbell, Commonwealth of Kentucky, lying on the East side of US 27 and Harvest Trail at the West end of Rocky View Drive, being part of the 35.87 acre tract conveyed to Calabrazze, Inc. in Deed Book 256, Page 624, all of Lots 14 and 15 of Ridgewood Subdivision, Section C (No Plat Found) conveyed to Calabrazze, Inc. in Deed Book 257, Page 97, all of Parcels 1, 2, and 3 conveyed to Rocky View Properties, LLC in Deed Book 362, Page 56, all of Parcels One and Three conveyed to DCH Properties L.L.C. and Tune Row Properties, LLC in Deed Book 343, Page 874, all of the 1.01 acre tract conveyed to Frances Roach in Will Book 8, Page 815, all of the 1.0142 acre tract conveyed to AA Property Development, Ltd. in Deed Book 298, Page 264, and all of Parcels 1 and 2 conveyed to Barbara G. and Jerry Watts in Deed Book 209, Page 211 of the Campbell County Clerk's Records at Alexandria, Kentucky and being more particularly described as follows:

Begin at the Northwest corner of a 0.757 acre tract conveyed to David Wayne and Jennifer Marie Fields in Deed Book 237, Page 306, being Lot 1 of Ridgewood Subdivision, Section A (Plat 72A), said point being on the existing South right-of-way line of Rocky View Drive (R/W Varies) approximately 995 feet West of its intersection with the centerline of KY Hwy. 9 and being the TRUE POINT OF BEGINNING;

thence, from the TRUE POINT OF BEGINNING, departing the existing South right-of-way line of said Rocky View Drive and with the West line of said 0.757 acre tract, the following two courses: South 36° 41' 38" West, 31.48 feet;

thence, South 19° 37' 18" East, 325.16 feet to a point on the North line of a 34.4505 acre tract conveyed to Steven J. Woeste, Donna M. Pickett, and Alan J. Woeste, Co-trustees, in Deed Book 350, Page 476;

thence, departing said 0.757 acre tract and with the North line of said 34.4505 acre tract, South 70° 38' 47" West, 87.38 feet to the Northeast corner of a 20.5646 acre tract conveyed to Bonnie L. and James M. Pickett, Trustees, in Deed Book 289, Page 423;

thence, departing said 34.4505 acre tract and with the North line of said 20.5646 acre tract, South 70° 36' 56" West, 1535.29 feet a point on the existing East right-of-way line of US 27 (R/W Varies);

thence, departing said 20.5646 acre tract and with existing East right-of way line of said US 27, the following four courses: North 33° 49' 07" West, 68.46 feet;

thence, North 29° 21' 11" West, 322.69 feet;

thence, North 01° 28' 30" West, 162.49 feet;

thence, North 88° 57' 32" West, 26.40 feet to a point in the centerline of Harvest Trail;

thence, departing the existing East right-of way line of said US 27 and with centerline of said Harvest Trail, the following five courses: North 05° 16' 48" East, 132.08 feet;

thence, North 00° 36' 18" East, 76.25 feet;

thence, North 10° 41' 57" West, 10.97 feet;

thence, North 12° 27' 05" West, 186.69 feet;

thence, North 24° 33' 21" West, 19.06 feet to the Southwest corner of a 1.001 acre tract conveyed to Robert N. and Deborah Rottman in Deed Book 165, Page 154;

thence, departing the centerline of said Harvest Trail and with the South line of said 1.001 acre tract and an 11.7 acre tract conveyed to Jerry and Barbara G Watts in Deed Book 162, Page 430, North 65° 53' 27" East, 624.53;

thence, with the West and South lines of said 11.7 acre tract, the following four courses: South 46° 21' 27" West, 299.08;

thence, North 77° 09' 18" East, 48.82;

thence, North 80° 24' 02" East, 426.98;

thence, North 78° 54' 59" East, 239.75 feet to the Northwest corner of Lot 17 of Ridgewood Subdivision, Section C (Plat 218B);

thence, departing said 11.7 acre tract and with the West line of said Lot 17, South 15° 00' 15" East, 245.10 feet to a point on the existing South right-of-way line of said Rocky View Drive (60' R/W);

thence, with the existing South right-of-way line of said Rocky View Drive, North 74° 59' 45" East, 80.00 feet to the Northwest corner of Lot 8 of said Ridgewood Subdivision, Section C;

thence, departing the existing South right-of-way line of said Rocky View Drive and with the West line of said Lot 8, South 15° 00' 15" East, 180.00 feet to the Southwest corner of said Lot 8;

thence, with the South line of said Lot 8, North 74° 59' 45" East, 80.00 feet to the Southwest corner of Lot 7 of Ridgewood Subdivision, Section B (Plat 166A);

thence, with the South line of said Lot 7, North 53° 37' 08" East, 94.89 feet to the Southwest corner of Lot 6 of said Ridgewood Subdivision, Section B;

thence, with the South lines of Lots 5 and 6 of said Ridgewood Subdivision, Section B, South 66° 15' 56" East, 157.46 feet to the Southeast corner of said Lot 5;

thence, with the Southeast line of said Lot 5, North 36° 41' 38" East, 203.08 feet to a point on the existing South right-of-way line of said Rocky View Drive, said point being the Northeast corner of said Lot 5;

thence, departing said Lot 5 and with the existing South right-of-way line of said Rocky View Drive, along a curve to the left, having a central angle of 10° 21' 02", a radius of 234.80 feet, an arc length of 42.42 feet, and a chord bearing South 72° 41' 07" East, 42.36 feet to the TRUE POINT OF BEGINNING.

Containing 27.0 acres of land, more or less, and subject to all easements and rights of ways of record.

The reference meridian is based on NAD83 (2011) Kentucky State Plane coordinates, North Zone (1601).

The above description was prepared for annexation purposes under the direction of Chris R. Gephart, Licensed Professional Land Surveyor #3292 in the Commonwealth of Kentucky.

Prior Instrument Reference: Deed Book 256, Page 624
Deed Book 257, Page 97
Deed Book 362, Page 56
Deed Book 343, Page 874
Will Book 8, Page 815
Deed Book 298, Page 264
Deed Book 209, Page 211

DESCRIPTION: Annexation Parcel 'A'

LOCATION: Rocky View Drive, Harvest Trail, & US 27

DATE: February 6, 2024

Situated in the Unincorporated County of Campbell, Commonwealth of Kentucky, lying on the East side of US 27 and Harvest Trail at the West end of Rocky View Drive, being part of the 35.87 acre tract conveyed to Calabrazze, Inc. in Deed Book 256, Page 624, all of Lots 14 and 15 of Ridgewood Subdivision, Section C (No Plat Found) conveyed to Calabrazze, Inc. in Deed Book 257, Page 97, all of Parcels 1, 2, and 3 conveyed to Rocky View Properties, LLC in Deed Book 362, Page 56, all of Parcels One and Three conveyed to DCH Properties L.L.C. and Tune Row Properties, LLC in Deed Book 343, Page 874, all of the 1.01 acre tract conveyed to Frances Roach in Will Book 8, Page 815, all of the 1.0142 acre tract conveyed to AA Property Development, Ltd. in Deed Book 298, Page 264, and all of Parcels 1 and 2 conveyed to Barbara G. and Jerry Watts in Deed Book 209, Page 211 of the Campbell County Clerk's Records at Alexandria, Kentucky and being more particularly described as follows:

Begin at the Northwest corner of a 0.757 acre tract conveyed to David Wayne and Jennifer Marie Fields in Deed Book 237, Page 306, being Lot 1 of Ridgewood Subdivision, Section A (Plat 72A), said point being on the existing South right-of-way line of Rocky View Drive (R/W Varies) approximately 995 feet West of its intersection with the centerline of KY Hwy. 9 and being the TRUE POINT OF BEGINNING;

thence, from the TRUE POINT OF BEGINNING, departing the existing South right-of-way line of said Rocky View Drive and with the West line of said 0.757 acre tract, the following two courses: South 36° 41' 38" West, 31.48 feet;

thence, South 19° 37' 18" East, 325.16 feet to a point on the North line of a 34.4505 acre tract conveyed to Steven J. Woeste, Donna M. Pickett, and Alan J. Woeste, Co-trustees, in Deed Book 350, Page 476;

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thence, departing said 34.4505 acre tract and with the North line of said 20.5646 acre tract, South 70° 36' 56" West, 1535.29 feet a point on the existing East right-of-way line of US 27 (R/W Varies);

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thence, North 77° 09' 18" East, 48.82;

thence, North 80° 24' 02" East, 426.98;

thence, North 78° 54' 59" East, 239.75 feet to the Northwest corner of Lot 17 of Ridgewood Subdivision, Section C (Plat 218B);

thence, departing said 11.7 acre tract and with the West line of said Lot 17, South 15° 00' 15" East, 245.10 feet to a point on the existing South right-of-way line of said Rocky View Drive (60' R/W);

thence, with the existing South right-of-way line of said Rocky View Drive, North 74° 59' 45" East, 80.00 feet to the Northwest corner of Lot 8 of said Ridgewood Subdivision, Section C;

thence, departing the existing South right-of-way line of said Rocky View Drive and with the West line of said Lot 8, South 15° 00' 15" East, 180.00 feet to the Southwest corner of said Lot 8;

thence, with the South line of said Lot 8, North 74° 59' 45" East, 80.00 feet to the Southwest corner of Lot 7 of Ridgewood Subdivision, Section B (Plat 166A);

thence, with the South line of said Lot 7, North 53° 37' 08" East, 94.89 feet to the Southwest corner of Lot 6 of said Ridgewood Subdivision, Section B;

thence, with the South lines of Lots 5 and 6 of said Ridgewood Subdivision, Section B, South 66° 15' 56" East, 157.46 feet to the Southeast corner of said Lot 5;

thence, with the Southeast line of said Lot 5, North 36° 41' 38" East, 203.08 feet to a point on the existing South right-of-way line of said Rocky View Drive, said point being the Northeast corner of said Lot 5;

thence, departing said Lot 5 and with the existing South right-of-way line of said Rocky View Drive, along a curve to the left, having a central angle of 10° 21' 02", a radius of 234.80 feet, an arc length of 42.42 feet, and a chord bearing South 72° 41' 07" East, 42.36 feet to the TRUE POINT OF BEGINNING.

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Plot time: Feb 06, 2024 - 3:16pm
Drawing name: C:\Temp\Ad\Ad\Ad\2371622-0059 AX.dwg - Layout Tab: BG 2x38

CERTIFICATION

This map was prepared for the benefit of Midland Atlantic Properties, in order to graphically depict the boundary to be annexed into the City of Cold Spring, Kentucky. This drawing was created from GIS mapping products, fieldwork, and deeds and plats of record. The map was prepared on June 14, 2023 and has an unverified accuracy of $\pm 1.0'$. The reference meridian is NAD83 Kentucky State Plane Coordinates, North Zone (1601). This drawing does not represent a boundary survey per 201 KAR 18:150. The property shown herein is subject to all easements and rights-of-way of record.

The existing corporation limits are based on GIS shapefiles obtained from Link-GIS on June 13, 2023.

Date of Plat: February 6, 2024

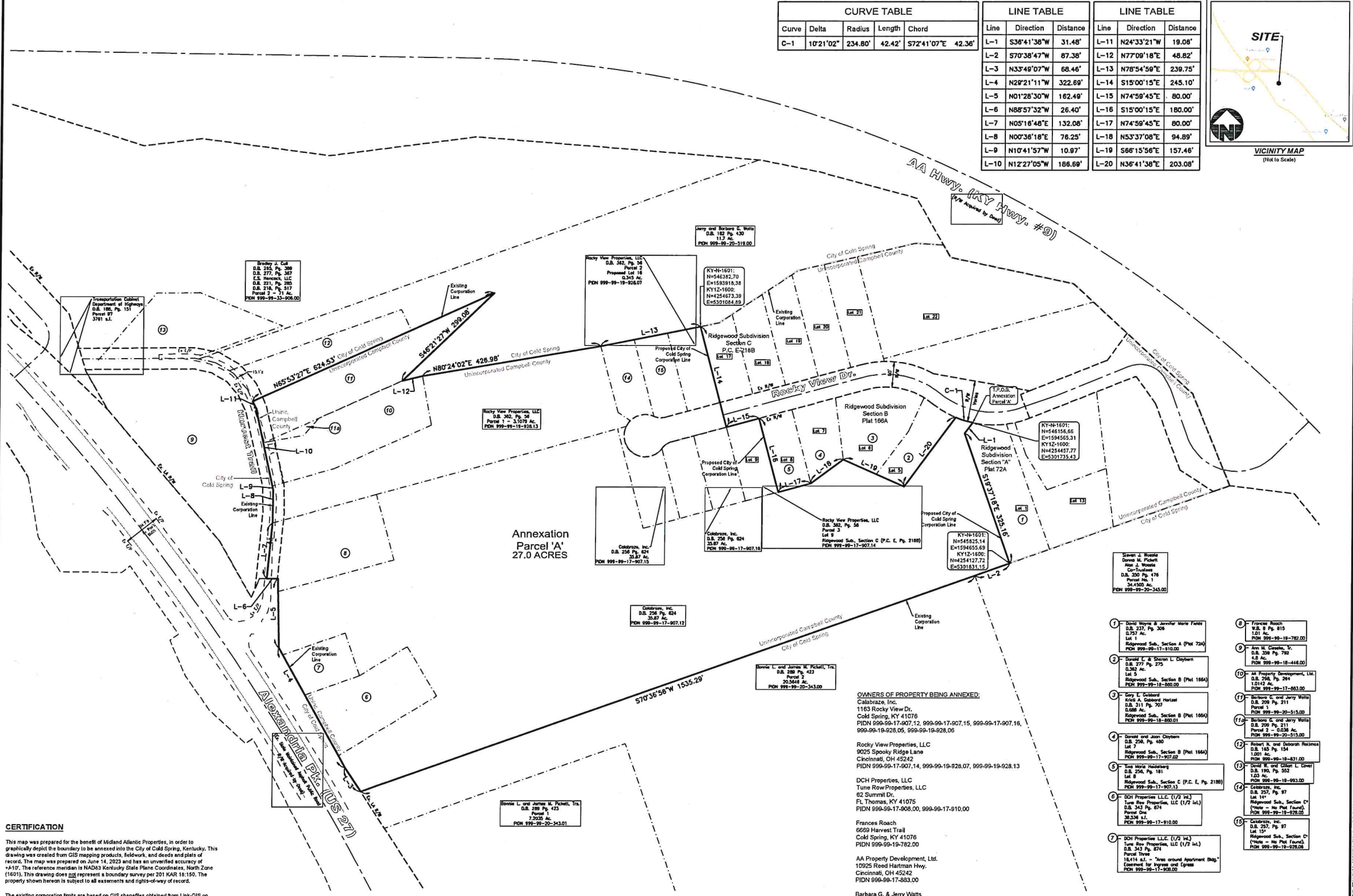
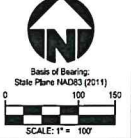
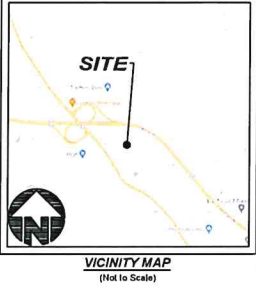
Chris R. Gephart
Chris R. Gephart
Licensed Professional Surveyor #3292



CURVE TABLE				
Curve	Delta	Radius	Length	Chord
C-1	10°21'02"	234.80'	42.42'	S72°41'07"E 42.36'

LINE TABLE		
Line	Direction	Distance
L-1	S36°41'38"W	31.48'
L-2	S70°38'47"W	87.38'
L-3	N33°49'07"W	68.46'
L-4	N26°21'11"W	322.69'
L-5	N01°28'30"W	162.49'
L-6	N88°57'32"W	26.40'
L-7	N05°18'48"E	132.08'
L-8	N00°36'18"E	76.25'
L-9	N10°41'57"W	10.97'
L-10	N12°27'05"W	186.69'

LINE TABLE		
Line	Direction	Distance
L-11	N24°33'21"W	19.08'
L-12	N77°09'18"E	48.82'
L-13	N78°54'59"E	239.75'
L-14	S15°00'15"E	245.10'
L-15	N74°59'45"E	80.00'
L-16	S15°00'15"E	180.00'
L-17	N74°59'45"E	80.00'
L-18	N53°37'08"E	94.89'
L-19	S66°15'56"E	157.48'
L-20	N36°41'38"E	203.08'



OWNERS OF PROPERTY BEING ANNEXED:
Calabrese, Inc.
1163 Rocky View Dr.
Cold Spring, KY 41076
PIDN 999-99-17-907.12, 999-99-17-907.15, 999-99-17-907.16, 999-99-19-928.05, 999-99-19-928.06
Rocky View Properties, LLC
9025 Spooky Ridge Lane
Chincinnati, OH 45242
PIDN 999-99-17-907.14, 999-99-19-928.07, 999-99-19-928.13
DCH Properties, LLC
Tune Row Properties, LLC
82 Summit Dr.
FL Thomas, KY 41075
PIDN 999-99-17-908.00, 999-99-17-910.00
Frances Roach
6669 Harvest Trail
Cold Spring, KY 41076
PIDN 999-99-19-782.00
AA Property Development, Ltd.
10925 Reed Hartman Hwy.
Chincinnati, OH 45242
PIDN 999-99-17-883.00
Barbara G. & Jerry Watts
8629 Harvest Trail
Cold Spring, KY 41076
PIDN 999-99-20-515.00

- David Wayne & Jennifer Marie Fields
D.W. 237, Pg. 306
0.757 Ac.
Ridgewood Sub. Section A (Pat 724)
PIDN 999-99-17-910.00
- David L. & Sharon L. Clayburn
D.L. 277, Pg. 275
0.362 Ac.
Ridgewood Sub. Section B (Pat 1664)
PIDN 999-99-18-880.00
- Gary E. Chisford
9048 A. Calabrese Harvest
D.L. 311, Pg. 707
0.888 Ac.
Ridgewood Sub. Section B (Pat 1664)
PIDN 999-99-18-880.01
- David and Joan Clayburn
D.L. 258, Pg. 480
Lat 7
Ridgewood Sub. Section B (Pat 1664)
PIDN 999-99-17-907.07
- Tim Marie Hollibaugh
D.L. 258, Pg. 181
Lat 8
Ridgewood Sub. Section C (P.C. E. Pg. 2188)
PIDN 999-99-17-907.13
- DCH Properties, LLC (1/2 in.)
Tune Row Properties, LLC (1/2 in.)
D.L. 343, Pg. 874
0.209 Ac.
PIDN 999-99-17-910.00
- DCH Properties, LLC (1/2 in.)
Tune Row Properties, LLC (1/2 in.)
D.L. 343, Pg. 874
0.209 Ac.
PIDN 999-99-17-908.00
- Frances Roach
D.L. 8, Pg. 815
1.201 Ac.
PIDN 999-99-18-782.00
- Ann M. Calabrese, Jr.
D.L. 258, Pg. 284
4.8 Ac.
PIDN 999-99-18-848.00
- AA Property Development, Ltd.
D.L. 258, Pg. 284
1.0147 Ac.
PIDN 999-99-17-883.00
- Brianne L. and Jerry Watts
D.L. 209, Pg. 211
Period 1
PIDN 999-99-20-515.00
- Brianne L. and Jerry Watts
D.L. 209, Pg. 211
Period 2 - 0.038 Ac.
PIDN 999-99-20-515.00
- Robert R. and Deborah Robinson
D.L. 185, Pg. 154
1.201 Ac.
PIDN 999-99-18-831.00
- David W. and Glenn L. Cover
D.L. 180, Pg. 552
1.03 Ac.
PIDN 999-99-18-093.00
- Calabrese, Inc.
D.L. 257, Pg. 87
Lat 14
Ridgewood Sub. Section C
(Volume - No Plat Found)
PIDN 999-99-17-925.00
- Calabrese, Inc.
D.L. 151, Pg. 87
Lat 15
Ridgewood Sub. Section C
(Volume - No Plat Found)
PIDN 999-99-18-975.00

**COLD SPRING
RETAIL DEVELOPMENT**
6841, 6849, 6869 HARVEST TRAIL
1041, 1045 ROCKY VIEW DRIVE
CAMPBELL COUNTY
COMMONWEALTH OF KENTUCKY



Drawn by: 22-0059 AX
Checked by: ARV
Issue Date: 2/6/24
Sheet: 1 of 1