

**RESOLUTION NO. No. 9, 2019**

**A RESOLUTION OF THE CITY OF PARK HILLS IN KENTON COUNTY, KENTUCKY, CONSENTING TO THE CLOSURE OF AMSTERDAM ROAD IN THE CITY OF COVINGTON, KENTUCKY**

**WHEREAS**, the City of Park Hills is the owner of certain real estate abutting Amsterdam Road;

**WHEREAS**, under its Development Agreement with CondoView, LLC, the City of Park Hills agreed to close the northbound portion of Amsterdam Road;

**WHEREAS**, a portion of the section of Amsterdam Road to be vacated sits within the city limits of the City of Covington;

**WHEREAS**, the City of Covington has requested that the City of Park Hills consent to the closure of the portion of Amsterdam Road that sits within the city limits of the City of Covington;

**WHEREAS**, the City of Park Hills desires to provide its consent to the City of Covington to the closure of the portion of Amsterdam Road that sits within the city limits of the City of Covington;

**NOW THEREFORE**, the City Council of the City of Park Hills hereby consents to the closure of the portion of Amsterdam Road that sits within the city limits of the City of Covington;

**FURTHER RESOLVED**, that Mayor Zembrodt is hereby authorized to execute the attached Consent to Closing of a Public Way (New Amsterdam Road);

**FURTHER RESOLVED**, that Mayor Zembrodt is authorized to amend, modify, execute and/or deliver any and all documents that she deems necessary and advisable in order to complete the transaction authorized by this resolution and to perform such other acts, as in her judgment may be necessary or appropriate in order to effectuate the intent and purposes of the foregoing resolution.

Adopted this \_\_\_\_ day of April, 2019.

Certified by: \_\_\_\_\_  
Kathy Zembrodt, Mayor

Attested by: \_\_\_\_\_  
Julie Alig, City Clerk

**CLOSURE - 1.1651 ACRES**

North: 6261.1455                      East : 4085.5270  
 Curve Length: 461.13                  Radius: 444.30  
           Delta: 59-27-57                Tangent: 253.76  
           Chord: 440.71                    Course: N 58-43-59 E  
 Course In: S 60-59-59 E              Course Out: N 01-32-02 W  
 RP North: 6045.7427                    East : 4474.1195  
 End North: 6489.8854                  East : 4462.2276  
 Line Course: S 65-35-59 E            Length: 130.33  
           North: 6436.0450                East : 4580.9168  
 Line Course: S 17-54-23 W            Length: 19.95  
           North: 6417.0613                East : 4574.7829  
 Line Course: N 88-11-59 W            Length: 88.95  
           North: 6419.8558                East : 4485.8768  
 Curve Length: 410.26                  Radius: 374.30  
           Delta: 62-48-00                Tangent: 228.47  
           Chord: 390.03                    Course: S 60-24-01 W  
 Course In: S 01-48-01 W              Course Out: N 60-59-59 W  
 RP North: 6045.7405                    East : 4474.1179  
 End North: 6227.2053                  East : 4146.7467  
 Line Course: S 29-00-01 W            Length: 387.46  
           North: 5888.3260                East : 3958.9008  
 Line Course: N 16-42-01 E            Length: 328.59  
           North: 6203.0565                East : 4053.3261  
 Line Course: N 29-00-01 E            Length: 66.40  
           North: 6261.1310                East : 4085.5177

Perimeter: 1893.06    Area: 50,752 Sq. Ft. 1.1651 Acres

Mapcheck Closure - (Uses listed courses and chords)  
 Error Closure: 0.0172                  Course: S 32-51-49 W  
           Error North: -0.01442              East : -0.00932  
 Precision 1: 107,698.84

**APPROVAL CERTIFICATE**

APPROVED FOR ATTACHMENT TO DEED AND CONVEYANCE PURPOSES BY THE  
 KENTON COUNTY PLANNING COMMISSION. THIS APPROVAL DOES NOT CONSTITUTE A  
 GUARANTEE THAT THE RESULTING PARCEL(S) COMPLIES WITH ANY OTHER REGULATORY  
 AGENCY'S REQUIREMENTS.  
 THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

BY: \_\_\_\_\_

\_\_\_\_\_  
 CHAIRMAN, KENTON COUNTY PLANNING COMMISSION

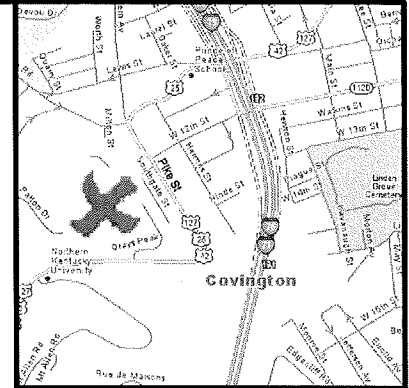
**SURVEYOR ACKNOWLEDGMENT:**

I HEREBY CERTIFY THAT THE SURVEY DEPICTED BY 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 WAS 1:91,068 AND  
 THE DIRECTIONS AND DISTANCES SHOWN ON THE PLAT ARE BASED ON A TRAVERSE  
 THAT WAS ADJUSTED. THE REFERENCE MERIDIAN BASIS SHOWN HEREON IS FROM  
 NAD-83, KENTUCKY STATE PLANE COORDINATE SYSTEM - NORTH ZONE BASED ON GPS  
 OBSERVATIONS OF THE NORTHERN KENTUCKY CONTROL NETWORK. THIS SURVEY IS AN  
 URBAN SURVEY AND THE ACCURACY AND PRECISION OF SAID SURVEY MEETS ALL THE  
 SPECIFICATIONS OF THIS CLASS AND COMPLIES WITH 201 KAR 18:150.

\_\_\_\_\_  
 STEPHEN L. CAHILL                      DATE  
 KENTUCKY LICENSED PROFESSIONAL  
 LAND SURVEYOR NO. #3001

**OWNER:**  
 COMMONWEALTH OF KENTUCKY  
 200 MERO STREET  
 FRANKFORT, KENTUCKY 40622

**CLIENT:**  
 CONDOVIEW, LLC  
 8044 MONTGOMERY ROAD  
 CINCINNATI, OHIO 45236



VICINITY MAP

**OWNERS CERTIFICATE:**

WE THE UNDERSIGNED, DO HEREBY ADOPT THIS PLAT AND  
 CONSENT AND ACCEPT ALL EASEMENTS AND MATTERS SHOWN  
 HEREON AND FURTHER CERTIFY THAT THE TITLE TO THE  
 PROPERTY SHOWN HEREON IS PART OR ALL OF THE SAME  
 PROPERTY CONVEYED TO US BY DEED DATED 6-1-1954  
 AND RECORD IN D.B. 438, PAGE 277 OF THE KENTON  
 COUNTY RECORDS AT COVINGTON KENTUCKY.

OWNERS SIGNATURE: \_\_\_\_\_

PRINTED NAME: \_\_\_\_\_

TITLE: \_\_\_\_\_

Sheet Title:	IDENTIFICATION PLAT
Date:	12-18-18
Drawn By:	G.R.
Scale:	1" = 200'
Project Title:	PARK POINTE CITY OF COVINGTON KENTON COUNTY, KENTUCKY

**Abercrombie & Associates, Inc.**  
 Civil Engineering + Surveying  
 3377 Compton Road, Suite 120 • Cincinnati, Ohio 45251  
 513-365-5757 • www.abercrombie-associates.com

Job No.:	17-0182
	1/2

REV. 3-26-19  
 REV. 4-04-19

CR-10PLA1

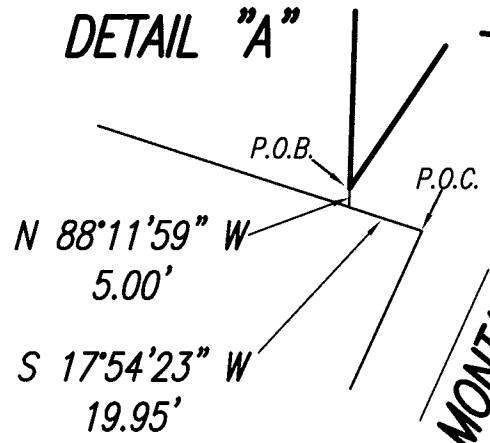
NORTH RELATIVE TO NAD-83 KENTUCKY STATE PLANE COORDINATE SYSTEM-NORTH ZONE BASED ON GPS OBSERVATIONS OF KENTON COUNTY, KENTUCKY GEODETIC CONTROL MONUMENTS

L1 S 17°54'23" W 19.95'  
 L2 N 88°11'59" W 5.00'  
 L3 N 88°11'59" W 83.95'  
 L4 S 55°57'28" E 129.80'

C1  
 Delta=62°48'00"  
 R=374.30'  
 L=410.26'  
 Chd.=390.03'  
 S 60°24'01" W

C2  
 Delta=59°27'57"  
 R=444.30'  
 L=461.13'  
 Chd.=440.71'  
 N 58°43'59" E

DETAIL "A"



N 16°42'01" E 328.59'

AMSTERDAM ROAD

N 29°00'01" E 66.40'

NEW AMSTERDAM ROAD  
 S 29°00'01" W 387.46'

NO:	PIDN:	Owner:	Recording Information:
1	040-42-00-023.01	City Of Park Hills	C2804, Pg. 6
2	040-42-00-023.00	City Of Park Hills	C2535, Pg. 339
3	040-42-00-029.00	Condoview, LLC	C6405, Pg. 82
4	040-42-00-027.00	Phelps, Donald W. & Edythe E.	D.B. 1277, Pg. 1
5	040-42-00-028.00	City Of Park Hills	C3586, Pg. 43
6	040-42-03-001.00	Lang, David M. & Kelly A.	C1971, Pg. 167
7	040-42-03-002.00	OLT Properties, LLC	C2736, Pg. 107
8	040-42-03-003.00	Sharp, Michael Brandon	C6416, Pg. 219
9	040-42-03-004.00	Richardson, Satina M.	C2367, Pg. 222
10	040-42-03-005.00	Couch, Lee V. Sr. & Margaret R.	C3007, Pg. 40
11	040-20-00-001.00	Covington, City Of (Devou Park)	
12	040-44-02-029.03	Unknown Owner	

PIDN: 041-30-00-014.00  
 Condoview, LLC  
 C6174, Pg. 9

Right Of Way To Be Vacated  
 1.1315 Acres

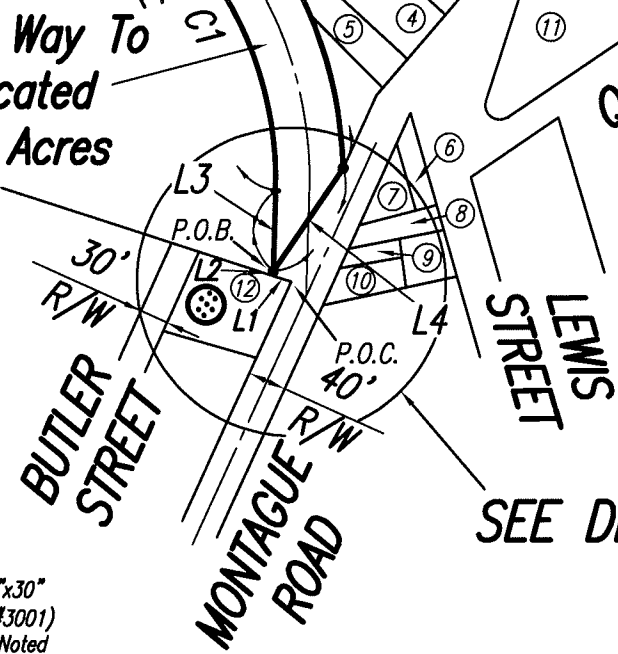
LOT 168  
 CASEY AND KENNEDY  
 SUBDIVISION  
 C&R PLAT 27

GRAPHIC SCALE



( IN FEET )  
 1 inch = 200 ft.

Denotes Set 5/8"x30" Iron Pin W/Cap (#3001) Unless Otherwise Noted



SEE DETAIL "A"

Date:	12-18-18
Drawn By:	G.R.
Scale:	1" = 200'
Sheet Title:	IDENTIFICATION PLAT
Project Title:	PARK POINTE CITY OF COVINGTON KENTON COUNTY, KENTUCKY

**A**  
 Abercrombie & Associates, Inc.  
 Civil Engineering + Surveying  
 3577 Compton Road, Suite 120 - Cincinnati, Ohio 45251  
 513-365-5757 - www.abercrombie-associates.com

REV. 3-26-19  
 REV. 4-04-19

Job No.:	17-0182
Sheet No.:	2

GR-10PLA1



DECEMBER 19, 2018  
REVISED APRIL 4, 2019

**LEGAL DESCRIPTION  
RIGHT OF WAY TO BE VACATED  
1.1315 ACRES**

SITUATE IN THE CITY OF COVINGTON, KENTON COUNTY, KENTUCKY AND BEING PORTION OF THE RIGHT OF WAY OF NEW AMSTERDAM ROAD AS RECORDED IN DEED BOOK 438, PAGE 277 OF THE KENTON COUNTY, KENTUCKY RECORDS AT COVINGTON AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT SET 5/8" X 30" IRON PIN AND CAP (#3001) AT THE NORTHWEST CORNER OF LOT 169 OF CASEY AND KENNEDY SUBDIVISION AS RECORDED IN COPIED AND RESTORED PLAT 27 OF THE KENTON COUNTY, KENTUCKY RECORDS AT COVINGTON AT THE INTERSECTION OF THE SOUTHERLY RIGHT OF WAY OF MONTAGUE STREET WITH THE SOUTHERLY RIGHT OF WAY OF NEW AMSTERDAM ROAD; THENCE LEAVING THE SOUTHERLY RIGHT OF WAY OF MONTAGUE ROAD ALONG THE WESTERLY LINE OF SAID LOT 169 AND THE RIGHT OF WAY OF WAY OF NEW AMSTERDAM ROAD, SOUTH 17°54'23" WEST, 19.95 FEET TO SET 5/8" X 30" IRON PIN AND CAP (#3001); THENCE LEAVING THE WESTERLY LINE OF SAID LOT 169, CONTINUING ALONG THE SOUTHERLY RIGHT OF WAY OF NEW AMSTERDAM ROAD, NORTH 88°11'59" WEST, 5.00 FEET TO THE REAL PLACE OF BEGINNING OF THE HEREIN DESCRIBED TRACT; THENCE CONTINUING ALONG THE SOUTHERLY RIGHT OF WAY OF NEW AMSTERDAM ROAD, THE FOLLOWING TWO COURSES AND DISTANCES, NORTH 88°11'59" WEST, 83.95 FEET TO A POINT AND ALONG A CURVE DEFLECTING TO THE LEFT, HAVING A RADIUS OF 374.30 FEET, A DISTANCE OF 410.26 FEET, THE CHORD OF SAID CURVE BEARS SOUTH 60°24'01" WEST, 390.03 FEET TO A POINT; THENCE SOUTH 29°00'01" WEST, 387.46 FEET TO SET 5/8" X 30" IRON PIN AND CAP (#3001) AT THE INTERSECTION OF THE SOUTHERLY RIGHT OF WAY OF NEW AMSTERDAM ROAD WITH THE CORPORATION LINE BETWEEN THE CITY OF COVINGTON AND THE CITY OF PARK HILLS; THENCE LEAVING THE SOUTHERLY RIGHT OF WAY OF NEW AMSTERDAM ROAD, ALONG SAID

CORPORATION LINE, NORTH 16°42'01" EAST, 328.59 FEET TO SET 5/8" X 30" IRON PIN AND CAP (#3001) AT THE INTERSECTION OF SAID CORPORATION LINE WITH THE NORTHERLY RIGHT OF WAY OF NEW AMSTERDAM ROAD; THENCE LEAVING SAID CORPORATION LINE, ALONG THE NORTHERLY RIGHT OF WAY OF NEW AMSTERDAM ROAD THE FOLLOWING TWO COURSES AND DISTANCES, NORTH 29°00'01" EAST, 66.40 FEET TO A POINT AND ALONG A CURVE DEFLECTING TO THE RIGHT, HAVING A RADIUS OF 444.30 FEET, A DISTANCE OF 461.13 FEET, THE CHORD OF SAID CURVE BEARS NORTH 58°43'59" EAST, 440.71 FEET TO A SET 5/8" X 30" IRON PIN AND CAP (#3001) AT THE INTERSECTION OF THE NORTHERLY RIGHT OF WAY OF NEW AMSTERDAM ROAD WITH THE SOUTHERLY RIGHT OF WAY OF MONTAGUE ROAD; THENCE LEAVING THE NORTHERLY RIGHT OF WAY OF NEW AMSTERDAM ROAD, ALONG THE SOUTHERLY RIGHT OF WAY OF MONTAGUE ROAD, SOUTH 65°35'59" EAST, 130.33 FEET TO THE PLACE OF BEGINNING.

THUS CONTAINING 1.1315 ACRES OF LAND AND BEING SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.

BEARINGS USED IN THIS LEGAL DESCRIPTION ARE RELATIVE TO NAD 83, KENTUCKY STATE PLANE COORDINATES, NORTH ZONE BASED ON GPS OBSERVATIONS OF THE KENTON COUNTY, KENTUCKY GEODETIC CONTROL MONUMENTS.

THE ABOVE DESCRIBED REAL ESTATE IS PART OF THE SAME PREMISES AS RECORDED IN DEED BOOK 438, PAGE 77 OF THE KENTON COUNTY, KENTUCKY RECORDS AT COVINGTON. BEING THE RESULT OF A SURVEY AND PLAT DATED DECEMBER 18, 2018 MADE BY STEPHEN L. CAHILL, KENTUCKY LAND PLAT DATED DECEMBER 18, 2018 MADE BY STEPHEN L. CAHILL, KENTUCKY LICENSED PROFESSIONAL LAND SURVEYOR #3001.

CONSENT TO CLOSING  
OF A PUBLIC WAY  
(New Amsterdam Road)

**WHEREAS**, Park Hills is the owner of certain real estate abutting New Amsterdam Road (the "Owner's Property") as seen on the attached Exhibit A; and

**WHEREAS**, the portion of New Amsterdam Road (the "Road") to be vacated by the City of Covington abuts the Owner's Property. Said Road is depicted on the attached Exhibit A; and

**WHEREAS**, the Owner has obtained all necessary approvals and consents to execute this Consent to the closure.

**NOW THEREFORE**, the Owner hereby consents to the closure as described below.

Legal Description of Road and Survey attached as Exhibit A

**Commonwealth of Kentucky**  
**County of Kenton**

Before me, did personally appear \_\_\_\_\_, \_\_\_\_\_ of who did execute the foregoing in his/her capacity as \_\_\_\_\_, as his/her voluntary act and deed.

My Commission Expires: \_\_\_\_\_

\_\_\_\_\_  
Notary Public, Comm. At Large