

**DATE:**

02/21/2025

**AGENDA ITEM (ACTION ITEM):**

Consider / Approve the dedication of right of way for a portion of District owned property at 430 Dudley Road, 500 Dudley Road, and 506 Dudley Road, Edgewood, KY to the City of Edgewood for a road construction project that will improve the safety of cars and pedestrians entering and exiting the RC Hinsdale Elementary campus; pending Board Attorney review and authority of the Board Attorney to make any changes necessary to meet legal standards.

**APPLICABLE BOARD POLICY:**

01.1 Legal Status of the Board

**HISTORY/BACKGROUND:**

To improve the safety of the entrance to the RC Hinsdale Elementary campus, KCSD will dedicate approximately 9,800 square feet of land from three District-owned parcels to the City of Edgewood so the City may begin a road construction project that will re-align Tupman Drive with Charter Oak Road and straighten Dudley Road in front of Hinsdale Elementary. The City's road project, set to begin in April 2025, will provide a conventional four-way intersection with additional turn lanes into and out of the Hinsdale campus as well as safer cross walks with improved sight lines and traffic signals when crossing Dudley Road. The realignment of this intersection compliments a District construction project to rework the Hinsdale parking lots and add a new parent pick-up/drop-off lane to eliminate cars from stacking onto Dudley Road during the start and end of each school day.

**FISCAL/BUDGETARY IMPACT:**

\$0 from the general fund.

**RECOMMENDATION:**

Approve the dedication of right of way for a portion of District owned property at 430 Dudley Road, 500 Dudley Road, and 506 Dudley Road, Edgewood, KY to the City of Edgewood for a road construction project that will improve the safety of cars and pedestrians entering and exiting the RC Hinsdale Elementary campus; pending Board Attorney review and authority of the Board Attorney to make any changes necessary to meet legal standards.

**CONTACT PERSON:**

Matthew Rigg, Chief Operating Officer

\_\_\_\_\_  
**Principal/Administrator**

  
\_\_\_\_\_  
**District Administrator**

  
\_\_\_\_\_  
**Superintendent**

*Use this form to submit your request to the Superintendent for items to be added to the Board Meeting Agenda*

*Principal – Complete, print, sign and send to your Director. Director – if approved, sign and put in the Superintendent's mailbox*

P10N:030-15-006.00

## DEDICATION OF RIGHT OF WAY

The Board of Education of Kenton County( Board) acting by and through the Chairperson thereof, Jesica Jehn, pursuant to a Resolution of the Board hereby certifies that it is the owner of the real estate described in the attached plat as "PROPOSED RIGHT OF WAY"; and more particularly described by metes and bounds in the document attached hereto identified as Kenton Co, Board of Education Property; and it hereby dedicates that real estate to public use as a portion of the abutting Dudley Road.

Kenton County Board of Education

BY \_\_\_\_\_  
**JESICA JEHN**, Chairperson

Commonwealth of Kentucky  
County of Kenton

The foregoing instrument was subscribed, sworn and acknowledged before me by Jesica Jehn for the Kenton County Board of Education on February\_, 2025.

\_\_\_\_\_  
NOTARY PUBLIC  
Kentucky, State at Large  
Commission Expires: \_\_\_\_\_  
ID# \_\_\_\_\_

This Instrument Prepared by and return to:

\_\_\_\_\_  
**FRANK A. WICHMANN**  
Attorney at Law  
4132 Dixie Highway  
Erlanger, KY 41018  
(859) 342-5840

## **CERTIFICATE OF APPROVAL**

This plat and the "PROPOSED RIGHT OF WAY" identified thereon has been approved and accepted by the Edgewood City Council as beneficial to the public interest and suitable for immediate acceptance.

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**JOHN LINK**, Mayor

Commonwealth of Kentucky  
County of Kenton

The foregoing certificate was subscribed, sworn and acknowledged before me, a Notary Public, by John Link as the duly elected, qualified and acting Mayor of the City of Edgewood on February \_\_, 2025.

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NOTARY PUBLIC  
Kentucky, State at Large  
Commission Expires:  
ID#

**Kenton Co. Board of Education Property**  
**PIDN 030-10-15-006.00**

Situated in the City of Edgewood, Kenton County, Kentucky and being part of the lands of Kenton County Board of Education, as conveyed by Deed Book KC 280, Page 323, being Lot 13 Buckshorn Heights, Section 1 Subdivision, as recorded in Original Plat 575 of the Kenton County Clerk's Records.

Beginning at a found cross notch at the southwest corner of said Lot 13, common with the southeast corner of Lot 12, said Buckshorn Heights, Section 1 Subdivision, also being on the existing north right-of-way of Dudley Road (RW varies).

Thence through the grantor's land, with the new proposed right-of-way, South 47°13'32" East, 49.89 feet, to a set iron pin on the east line of said Lot 13;

Thence departing said new proposed right-of-way, and with the east line of said Lot 13, South 44°51'34" West, 5.50 feet, to a found 5/8" iron pin capped "PLS 3292", on the existing north right-of-way of said Dudley Road;

Thence with said existing north right-of-way of Dudley Road, North 40°54'44" West, 50.00 feet, to the **Point of Beginning**.

Containing 137.2 sq. feet, more or less, and being subject to all rights-of-way, easements, restrictions, covenants, and/or conditions of record.

Basis of Bearings: NAD83 (2011) Kentucky State Plane Coordinates, North Zone (1601).

The above description was prepared from a survey by CT Consultants dated October, 2023 under the direction of Terry W. Cook, Professional Surveyor #4067 in the Commonwealth of Kentucky.

All set iron pins are 5/8" x 30" with ID cap "CT Consultants"

## NOTES

THE PROPERTY SHOWN HEREON IS SUBJECT TO ALL EASEMENTS AND RIGHTS-OF-WAYS OF RECORD,

ALL REFERENCES ARE THE KENTON COUNTY CLERK'S RECORDS AT COVINGTON, UNLESS NOTED OTHERWISE,

## LEGEND

- 5/8" x 30" IRON PIN SET,  
CAPPED "CT CONSULTANTS"

FOUND IRON PIN

X FOUND CROSS NOTCH

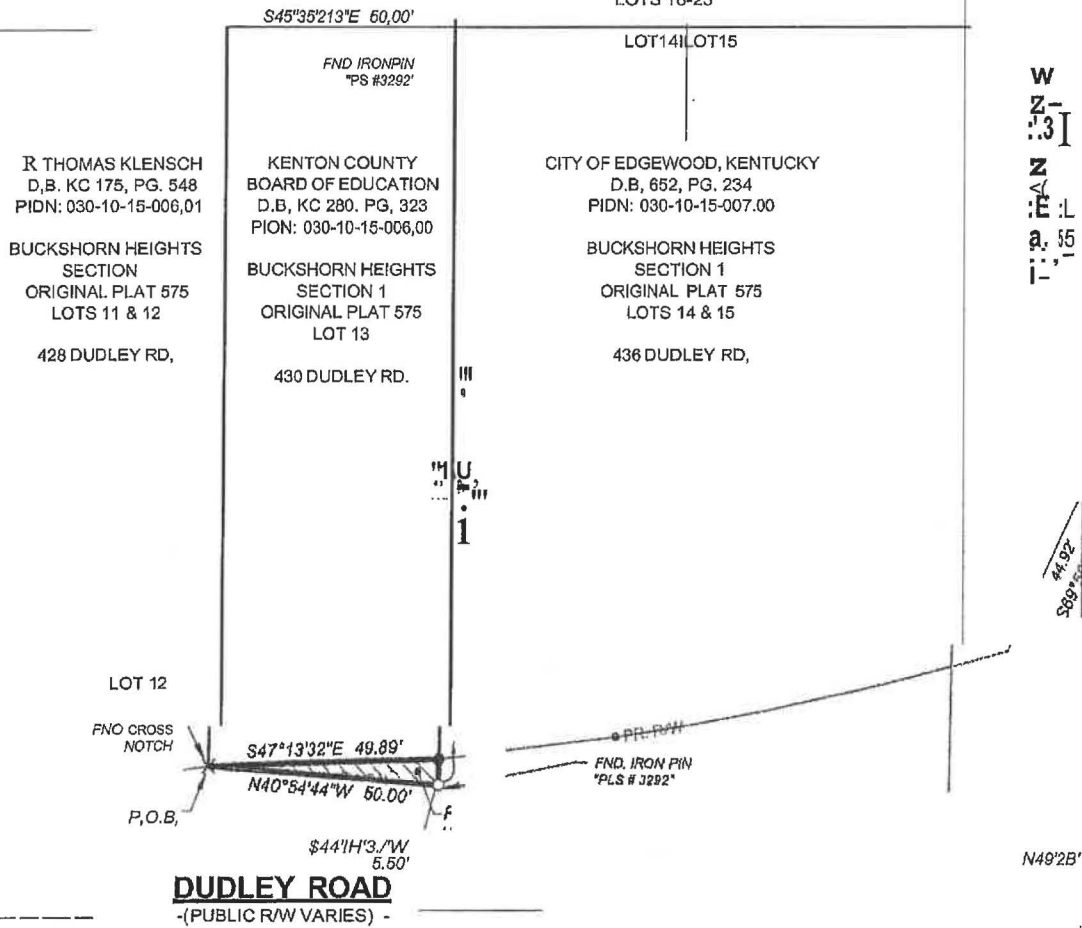


NORTH AND BEARING SYSTEM  
BASED ON NAD83 1) KENTUCKY  
STATE PLANE, ZONE,  
US FOOT,

KENTON COUNTY BOARD  
OF EDUCATION  
D.R. 561 PG. 707  
PIDN: 030-10-15-008,01

BUCKSHORN HEIGHTS  
SECTION 1  
ORIGINAL PLAT 575  
LOTS 18-23

0' 30' 60'  
SCALE: 1" 30'



**Cr- Q It put**  
A Verdantas Company

DUDLEY ROAD RIGHT OF WAY ACQUISITION  
CITY OF EDGEWOOD, KENTON COUNTY, KENTUCKY

436 DUDLEY ROAD  
PIDN: 030-10-15-006.00

PROJECT NO.

231982

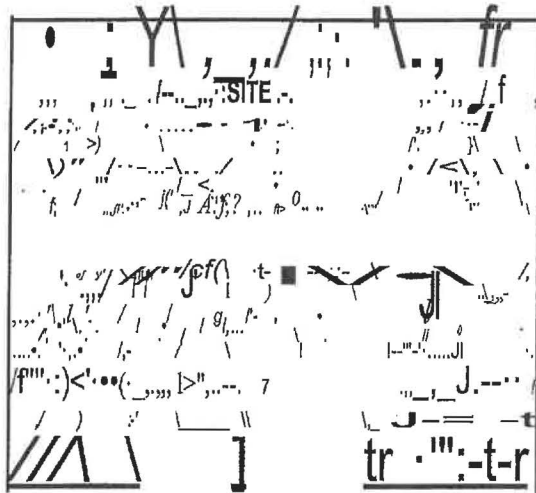
DISCIPLINE

SURVEY

SHEET

1

2



### VICINITY MAP

(NOT TO SCALE)

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 1:18,034, 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 NAD83 (2011) KENTUCKY STATE PLANE COORDINATES, NORTH ZONE (1601). THIS SURVEY IS AN URBAN SURVEY AND THE ACCURACY OF SAID SURVEY MEETS ALL THE SPECIFICATIONS OF THIS CLASS AND COMPLIES WITH 201 KAR 18:150. THE COMPLETION DATE OF THE SURVEY WAS 01/XX/2025.

TERRY W. COOK, PLS # 4067 IN THE COMMONWEALTH OF KENTUCKY

DATE

### OWNERS

KENTON COUNTY BOARD OF EDUCATION  
430 DUDLEY ROAD  
EDGEWOOD, KENTUCKY 41017

### CLIENT

CITY OF EDGEWOOD  
385 DUDLEY ROAD  
EDGEWOOD, KENTUCKY 41017

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A Verdantas Company

DUDLEY ROAD RIGHT OF WAY ACQUISITION  
CITY OF EDGEWOOD, KENTON COUNTY, KENTUCKY

436 DUDLEY ROAD  
PIDN: 030-10-15-006.00

PROJECT FJO,  
231982

0381, JUNE,  
SURVEY

, , , 9

PION: 030-10-15-010.00

### DEDICATION OF RIGHT OF WAY

The Board of Education of Kenton County( Board) acting by and through the Chairperson thereof, Jesica Jehn, pursuant to a Resolution of the Board hereby certifies that it is the owner of the real estate described in the attached plat as "PROPOSED RIGHT OF WAY"; and more particularly described by metes and bounds in the document attached hereto identified as Kenton Co, Board of Education Property; and it hereby dedicates that real estate to public use as a portion of the abutting Dudley Road.

Kenton County Board of Education

BY: \_\_\_\_\_  
**JESICA JEHN**, Chairperson

Commonwealth of Kentucky  
County of Kenton

The foregoing instrument was subscribed, sworn and acknowledged before me by Jesica Jehn for the Kenton County Board of Education on February\_, 2025.

\_\_\_\_\_  
NOTARY PUBLIC  
Kentucky, State at Large  
Commission Expires: \_\_\_\_\_  
ID# \_\_\_\_\_

This Instrument Prepared by and return to:

\_\_\_\_\_  
**FRANK A. WICHMANN**  
Attorney at Law  
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**JOHN LINK**, Mayor

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County of Kenton

The foregoing certificate was subscribed, sworn and acknowledged before me, a Notary Public, by John Link as the duly elected, qualified and acting Mayor of the City of Edgewood on February \_\_, 2025.

---

NOTARY PUBLIC  
Kentucky, State at Large  
Commission Expires: `   
ID#



**Kenton Co. Board of Education Property**  
**PIDN 030-10-15-010.00**

Situated in the City of Edgewood, Kenton County, Kentucky and being part of the lands of Kenton County Board of Education, as conveyed by Deed Book KC 257, Page 577, being Lots 24, 25 & 26 Buckshorn Heights, Section 1 Subdivision, as recorded in Original Plat 575 of the Kenton County Clerk's Records.

Beginning at a found 5/8" iron pin capped "PLS 3292" at the southeast corner of said Lot 26, common with the southwest corner of Lot 27, said Buckshorn Heights, Section 1 Subdivision, also being on the existing north right-of-way of Dudley Road (RW varies).

- |        |   |
|--------|---|
| Thence | with said existing north right-of-way, North 86°28'03" <sup>11</sup> West, 60.00 feet, to a found mag nail & shiner;  |
| Thence | continuing with said existing north right-of-way, North 82°58'03" West, 60.00 feet, to a found mag nail & shiner;   |
| Thence | continuing with said existing north right-of-way, North 70°43'03" West, 21.89 feet, to a found drill hole at a common corner to right-of-way parcel of City of Edgewood, as conveyed by Deed Book 1088, Page 194;   |
| Thence | continuing with said existing right-of-way, on a curve to the right, having a radius of 30.00 feet, an arc length of 13.50 feet, a chord bearing North 02°39'26" <sup>11</sup> East, a chord distance of 13.39 feet, to a found drill hole on the easterly line of City of Edgewood parcel; |
| Thence | continuing with said easterly line, North 15°33'24" East, 46.11 feet, to a found mag nail & shiner on the southerly line of Tupman Lane (SO');  |
| Thence | continuing with said southerly line of Tupman Lane, North 45°10'03" <sup>11</sup> East, 25.67 feet, to a set mag nail;  |
| Thence | departing said southerly line of Tupman Lane, and through the Grantor's land with the new proposed right-of-way, the following three courses, South 73°34'54" East, 46.83 feet, to a set iron pin;  |
| Thence | South 29°10'34" East, 53.47 feet, to a set iron pin;  |
| Thence | on a curve to the left, having a radius of 638.00 feet, an arc length of 44.64 feet, a chord bearing South 76°32'15" East, a chord distance of 44.63 feet, to a set iron pin on the east line of said Lot 26;   |
| Thence | with the east line of said Lot 26, common with the west line of Lot 27, South 12°57'00" <sup>11</sup> West, 24.48 feet, to the <b>Point of Beginning</b> .  |

Containing 8003.8 sq. feet, more or less, and being subject to all rights-of-way, easements, restrictions, covenants, and/or conditions of record.

Basis of Bearings: NAD83 (2011) Kentucky State Plane Coordinates, North Zone (1601).

The above description was prepared from a survey by CT Consultants dated October, 2023 under the direction of Terry W. Cook, Professional Surveyor #4067 in the Commonwealth of Kentucky.

All set iron pins are 5/8" x 30" with ID cap "Ct Consultants".

## NOTES

THE PROPERTY SHOWN HEREON IS SUBJECT TO ALL EASEMENTS AND RIGHTS-OF-WAYS OF RECORD.

ALL REFERENCES ARE TO THE KENTON COUNTY CLERK'S RECORDS AT COVINGTON, UNLESS NOTED

## LEGEND

- 5/8" x 30" IRON PIN SET.  
CAPPED "CT CONSULTANTS"

f/1 MAG NAIL SET

0 FOUND IRON PIN

))( FOUND DRILL HOLE

f/ FOUND MAG NAIL  
AND SHINER

KENTON COUNTY BOARD  
OF EDUCATION  
DB. KC 255, PG. 282  
PIDN 030-10-15-010.00

BUCKSHORN HEIGHTS  
SUBDIVISION  
SECTION 1  
PLAT NO. 575  
LOTS 27-28

506 DUDLEY RD.

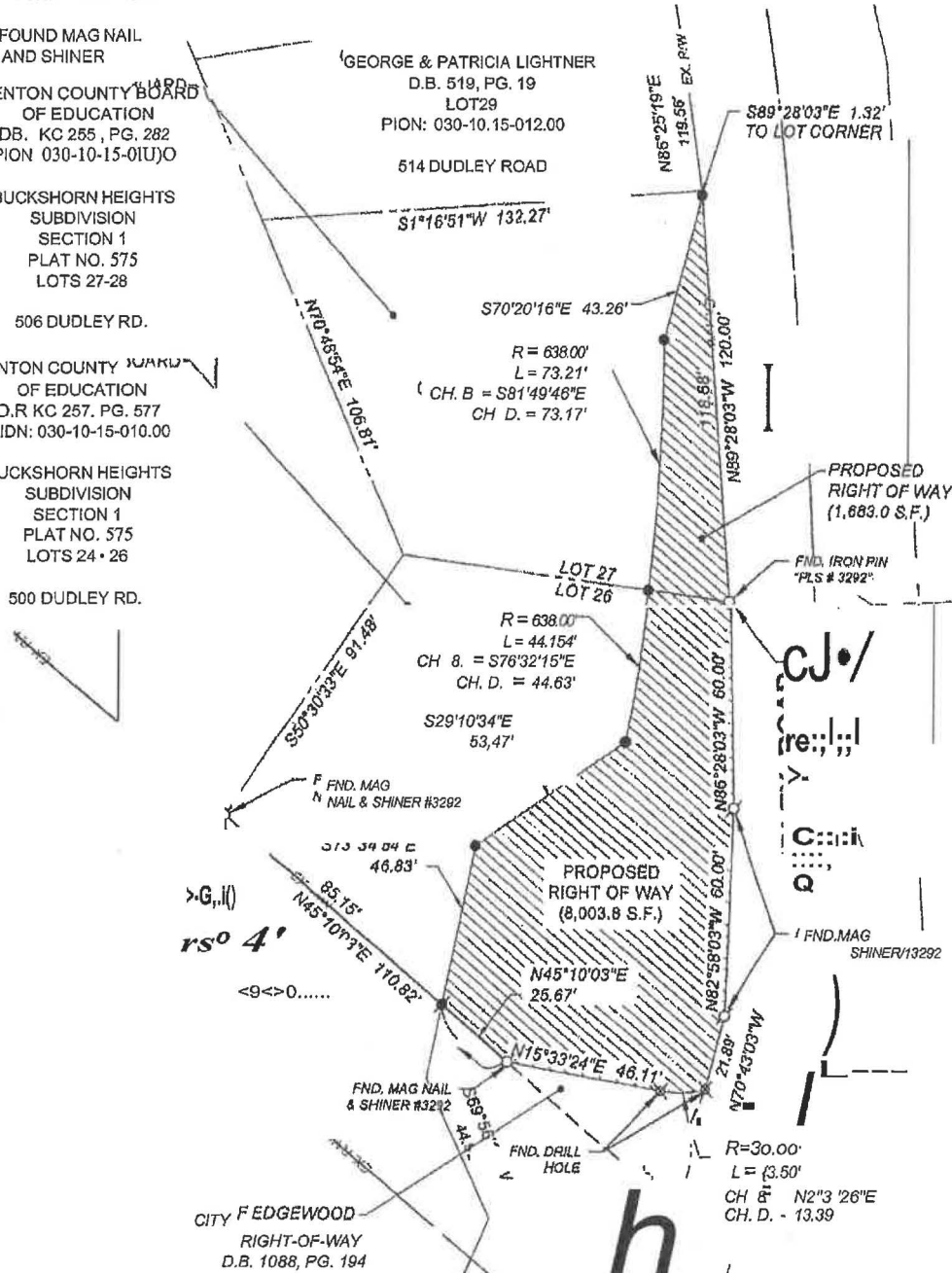
KENTON COUNTY BOARD  
OF EDUCATION  
D.R. KC 257, PG. 577  
PIDN: 030-10-15-010.00

BUCKSHORN HEIGHTS  
SUBDIVISION  
SECTION 1  
PLAT NO. 575  
LOTS 24-26

500 DUDLEY RD.

0' 40' 80'  
SCALE: 40'

NORTH AND BEARING SYSTEM  
BASED ON NAD83 KENTUCKY  
STATE PLANE  
ZONE.  
US FOOT.



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A Verdantas Company

DUDLEY ROAD RIGHT OF WAY ACQUISITION  
CITY OF EDGEWOOD, KENTON COUNTY, KENTUCKY

500 & 506 DUDLEY ROAD  
PIDN: 030-10-15-010.00  
PIDN: 030-10-15-011.00

PROJECT NO.

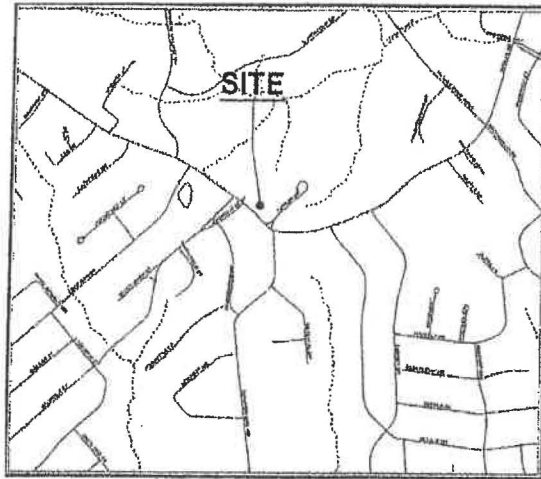
231982

SURVEY

SHEET

1

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**VICINITY MAP**

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TERRY W. COOK, PLS # 4067 IN THE COMMONWEALTH OF KENTUCKY

DATE

**OWNERS**

KENTON COUNTY BOARD OF EDUCATION  
430 DUDLEY ROAD  
EDGEWOOD, KENTUCKY 41017

**CLIENT**

CITY OF EDGEWOOD  
385 DUDLEY ROAD  
EDGEWOOD, KENTUCKY 41017

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A Verdantas Company

**DUDLEY ROAD RIGHT OF WAY ACQUISITION**  
CITY OF EDGEWOOD, KENTON COUNTY, KENTUCKY

**436 DUDLEY ROAD**  
PION: 030-10-15-006.00

PROJECT NO.

231982

SURVEY

SHEET	OF
2	2