



Kenton County School District | *It's about ALL kids.*

# Issue Paper

**DATE:**

02/21/2025

**AGENDA ITEM (ACTION ITEM):**

Consider / Approve acceptance of the warranty deed for 436 Dudley Road, Edgewood, KY from the City of Edgewood to the KCSD Board of Education; 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:**

The City of Edgewood proposes to transfer the parcel of real estate located at 436 Dudley Road to the KCSD Board of Education less a small portion of the lot abutting Dudley Road to be retained by the City for right-of-way purposes. The transfer of real estate is part of the City's Dudley Road construction project that will realign Tupman Drive with Charter Oak at the entrance and exit point of the Hinsdale campus. The District will then use this parcel of land as part of the Hinsdale site circulation and renovation project, bringing additional parking and a new "right out only" exit to the campus. Additionally, acceptance of this property fits into the portion of the project that will eliminate cars stacking onto Dudley Road during parent pickup and drop-off

**FISCAL/BUDGETARY IMPACT:**

\$0 from the general fund.

**RECOMMENDATION:**

Approve acceptance of the warranty deed for 436 Dudley Road, Edgewood, KY from the City of Edgewood to the KCSD Board of Education; 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*

PION: 030-10-15-007.00

## **WARRANTY DEED**

### **KNOW ALL MEN BY THESE PRESENTS:**

For and in consideration of the joint participation of the Board of Education of the Kenton County School District (Grantee) in the improvement of the Dudley Road intersection with Charter Oak Road by the City of Edgewood (Grantor), The City of Edgewood, a home rule class city in Kenton County, Ky. (Grantor), whose address is: 385 Dudley Road, Edgewood Ky. 41017,

does hereby bargain, sell and convey to the Grantee it's successors and assigns forever, the parcel of real estate in Kenton County Ky. more particularly described in the document attached hereto identified as "Attachment A" incorporated herein by reference, it's successors and assigns forever.

**GROUP NO:**                      **PLAT NO.: 575**                      **PION: 030-10-15-007.00**

**Present Street Address: 436 Dudley Rd., Edgewood. Ky. 41017**

**Grantee Mailing Address: 1055 Eaton Drive, Ft. Wright Ky 41017**

**Tax mailing address for the current year tax year is  
385 Dudley Rd., Edgewood. Ky. 41017**

**Subject to easements and restrictions of record.**

Together with all the **PRIVILEGES AND APPURTENANCES** to the same belonging.

**TO HAVE AND TO HOLD** the same to the Grantee its successors and assigns forever, the Grantor hereby covenanting with the Grantee, its successors and assigns, that the title so conveyed is clear, free and unencumbered and that it will warrant and defend the same against all legal claims whatsoever.

**CERTIFICATE OF CONSIDERATION**

The Grantor and Grantee both certify, under oath, that the consideration reflected in this deed is the full consideration paid for the property and the Grantee joins in this deed for the sole purpose of making this certificate about the consideration. (FMV: \$27,500)

**IN WITNESS WHEREOF**, John Link, for and on behalf of the Grantor, City of Edgewood and pursuant to the authority of a Municipal Order of the Edgewood City Council, has subscribed his signature hereto only as the duly elected, qualified and acting Mayor of the City of Edgewood and not in his personal capacity; and Jesica Jehn for and on behalf of the Kenton County Board of Education and pursuant to the authority of a Resolution thereof has subscribed her signature hereto only as the duly appointed qualified and acting Chairperson of the Kenton County Board of Education and not in her personal capacity.

**City of Edgewood**

**Kenton County Board of Education**

BY: \_\_\_\_\_  
JOHN D LINK, Mayor

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

Commonwealth of Kentucky  
County of Kenton

The foregoing instrument was subscribed, sworn and acknowledged before me by John Link for the City of Edgewood on February \_\_, 2025

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

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: \_\_\_\_\_

This Instrument Prepared By:

\_\_\_\_\_  
FRANK A. WICHMANN  
for  
WICHMANN & ASSOCIATES  
Attorneys at Law  
4132 Dixie Highway  
Erlanger, KY 41018  
(859) 342-5840

**City of Edgewood Remainder Property**  
**PION 030-10-15-007.00**

Situated in the City of Edgewood, Kenton County, Kentucky and being part of the lands of City of Edgewood, as conveyed by Deed Book 652, Page 234, being Lots 14 & 15 Buckshorn Heights, Section 1 Subdivision, as recorded in Original Plat 575 of the Kenton County Clerk's Records.

Commencing at a found 5/8" iron pin capped "PLS 3292" at the southwest corner of said Lot 14, common with the southeast corner of Lot 13, said Buckshorn Heights, Section 1 Subdivision, also being on the existing north right-of-way of Dudley Road (RW varies).

- Thence departing said north right-of-way of Dudley Road, with the west line of said Lot 14, North  $44^{\circ}51'34''$  East, 5.50 feet, to a set iron pin at the new proposed right-of-way and the **Point of Beginning**.
- Thence continuing with the west line of said Lot 14, North  $44^{\circ}51'34''$  East, 155.48 feet to a found 5/8" iron pin (capped PLS #3292) at the common corner of Lot 13 & Lot 14, said Buckshorn Heights, Section 1 Subdivision;
- Thence departing the easterly line of said Lot 13, South  $45^{\circ}35'26''$  East, 111.52 feet, to a found cross notch on the northerly line of Tupman Lane {50'};
- Thence with said northerly line of Tupman Lane, South  $45^{\circ}10'03''$  West, 135.86 feet, to a set iron pin;
- Thence departing said northerly line of Tupman Lane, with the new proposed right-of-way, on a curve to the right, having a radius of 641.00 feet, an arc length of 74.12 feet, a chord bearing North  $57^{\circ}13'49''$  West, a chord distance of 74.08 feet, to a set iron pin;
- Thence continuing with the new proposed right-of-way, North  $52^{\circ}32'37''$  West, 38.67 feet, to the **Point of Beginning**.

Containing 0.375 acre {16,357 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"

**Lt. Ht. 110**

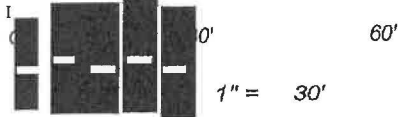
**e** 5/8" x 30" IRON PIN SET,  
CAPPED "CT CONSULTANTS"

**0** FOUND IRON PIN

**X** FOUND CROSSNOTCH

**P** FOUND MAG NAIL & SHINER

NORTH AND BEARING SYSTEM  
BASED ON NAD83 (2011) KENTUCKY  
STATE PLANE, NORTH ZONE,  
US FOOT.



KENTON COUNTY BOARD  
OF EDUCATION  
D.S. 561 PG. 707  
PION: 030-10-15-008.01

BUCKSHORN HEIGHTS  
SECTION 1  
ORIGINAL PLAT 575  
LOTS 16 - 23

**KENTON COUNTY**

so1 TgF EDUCATION  
D.B. KC 280, PG. 323  
PION: 030-10-15-006.00

BUCKSHORN HEIGHTS  
SECTION 1  
ORIGINAL PLAT 575  
LOT 13

430 DUDLEY RD.

FND. IRON PIN  
"PLS#3292"

LOT 14

LOT 15

FND. CROSS  
NOTCH

CITY OF EDGEWOOD, KENTUCKY  
D.S. 652, PG. 234  
PION: 030-10-15-007.00

BUCKSHORN HEIGHTS  
SECTION 1  
ORIGINAL PLAT 575  
PT. OF LOTS 14 & 15

436 DUDLEY RD.

**0.375 AC.**  
**16,357 S.F.**



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12

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14

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20

N44°51'34"E  
5.50'

P.O.C.

FND. IRON PIN  
"PLS # 3292"

**DUDLEY ROAD**  
(PUBLIC R/W VARIES)

PROPOSED RIGHT OF  
WAY (2,023.6 S.F.)

FND. MAG NAIL  
& SHINER "PLS # 3292"

R = 641.00'  
L = 74.12'

CH. B. = N57°13'49"W  
CH. D. = 74.08'

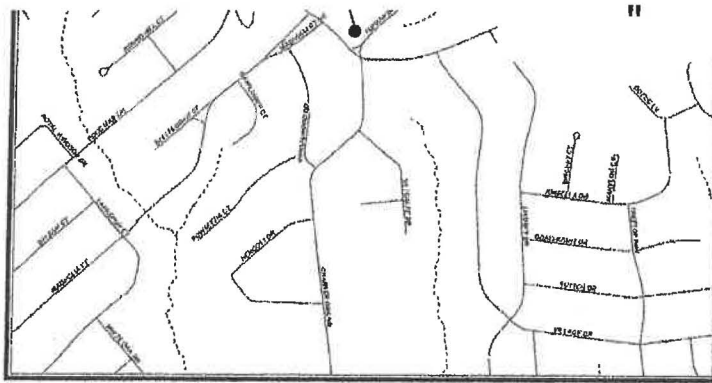
N52°32'37"W  
38.67'

N40°54'44"W 49.90'

N40°56'39"W 61.00'

S45°10'03"W  
34.14'

50.16'  
N49°28'20"W



### 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

CITY OF EDGEWOOD, KENTUCKY  
436 DUDLEY ROAD  
EDGEWOOD, KENTUCKY 41017

### CLIENT

CITY OF EDGEWOOD  
385 DUDLEY ROAD  
EDGEWOOD, KENTUCKY 41017

### CLOSURE

North: 548806.0305' East: 1551748.4881'

Segment #1 : Line

Course: N44°51'34"E Length: 155.48'  
North: 548916.2408' East: 1551858.1590'

Segment #2 : Line

Course: S45°35'26"E Length: 111.52'  
North: 548838.2012' East: 1551937.8241'

Segment #3 : Line

Course: S45°10'03"W Length: 135.86'  
North: 548742.4150' East: 1551841.4762'

Segment #4 : Curve

Length: 74.12' Radius: 641.00'  
Delta: 6.3732 (dms) Tangent: 37.10'  
Chord: 74.08' Course: N57°13'49"W  
Course In: N29°27'26"E Course Out: S36°04'57"W  
RP North: 549300.5485' East: 1552156.7031'  
End North: 548782.5118' East: 1551779.1858'

Segment #5 : Line

Course: N52°32'37"W Length: 38.67'  
North: 548806.0292' East: 1551748.4889'

Perimeter: 515.64' Area: 0.375acres  
Error Closure: 0.0015 Course: S34°02'34"E  
Error North: -0.00125 East: 0.00084  
Precision 1: 343740.00