

ORDINANCE NUMBER 16-01

AN ORDINANCE TO THE CITY OF SOMERSET, KENTUCKY, ANNEXING BY CONSENT PROPERTY AS DESCRIBED BELOW AND IN THE ATTACHMENT TO THIS ORDINANCE, SAID ATTACHMENT INCORPORATED IN FULL BY REFERENCE HEREIN; AND

WHEREAS, AN ANNEXATION REQUEST FORM HAS BEEN SUBMITTED BY THE PROPERTY OWNER, LEON JASPER, TRUSTEE FOR THE JOYCE ANN JASPER REVOCABLE LIVING TRUST, AND THE FORM HAS BEEN ACCEPTED BY THE CITY AS COMPLETE; AND THE PROPERTY OWNER HAVING WAIVED THE 60 DAY WAITING PERIOD BY AND THROUGH SAID ANNEXATION REQUEST FORM, SAID FORM HAVING BEEN SIGNED BY THE OWNER AND/OR AN AUTHORIZED AGENT OF THE OWNER, SAID FORM MADE PART OF THE ATTACHMENT TO THIS ORDINANCE AND INCORPORATED IN FULL HEREIN BY REFERENCE; AND

WHEREAS, ALL DOCUMENTS AND RECORDS NEEDED TO PROCEED WITH ANNEXATION OF THE PROPERTY INTO THE CORPORATE LIMITS OF THE CITY OF SOMERSET HAVE BEEN RECEIVED AND APPROVED; AND

WHEREAS, THE PROPERTY MEETS ALL REQUIREMENTS FOR ANNEXATION AS SET FORTH IN KRS AND ALL OTHER APPLICABLE LAW;

NOW THEREFORE, BE IT ORDAINED BY THE CITY OF SOMERSET, KENTUCKY:

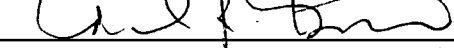
SECTION 1. THAT THE PROPERTY DESCRIBED IN THE ATTACHMENT HERETO, AND INCORPORATED IN FULL BY REFERENCE, IS HEREBY ANNEXED INTO THE CITY'S CORPORATE LIMITS. THE LEGAL ADDRESS(S) OF SAID PROPERTY BEING:

2766 SOUTH US 27, SOMERSET, KY

SECTION 2. THIS ORDINANCE SHALL TAKE EFFECT AFTER ITS PASSAGE AND UPON PUBLICATION BY LAW.

FIRST READING: JANUARY 11, 2016

SECOND READING: JANUARY 26, 2016

APPROVED   
EDWARD R. GIRDLER, MAYOR  
CITY OF SOMERSET, KENTUCKY

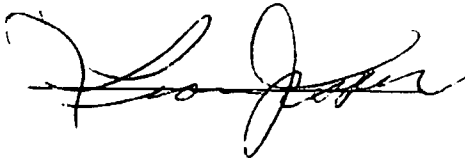
ATTEST:   
NICK BRADLEY, CITY CLERK

### Annexation Request Form

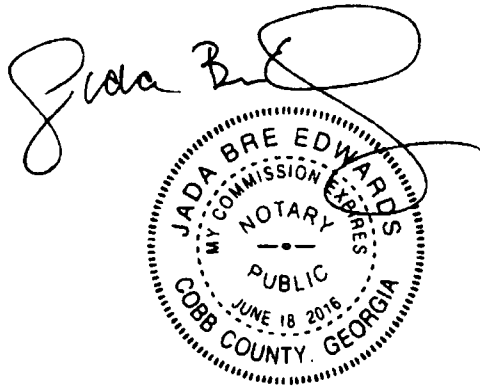
I, Leon Jasper, Trustee for the Joyce Ann Jasper Revocable Living Trust, formally request annexation of my property located at 2766 S. US 27 (and further described on the attached survey and legal description) into the City of Somerset. I further request that my property being annexed into the city have a zoning classification of B-2 (Highway Oriented Commercial).

I also request that the 60 day waiting period be waived.

Sincerely,



Date: 12-31-15





## Arnold Consulting Engineering Services, Inc.

P.O. Box 1338  
Bowling Green, KY 42101

1136 South Park Drive, Suite 201  
Bowling Green, KY 42103

Phone (270)780-9445  
Fax (270)780-9873

### Legal Description

A certain tract of land lying in Pulaski County, Kentucky, being located near the city of Somerset; and being a portion of the property previously recorded in Deed Book 775 Page 496, and being more particularly described as follows:

The basis of the bearings for this legal description is based on grid north as established by Kentucky State Plane Coordinates, South Zone 1602. All iron pins set are ½"x18" iron pins with 1" yellow plastic cap stamped "J. Arnold PLS 2934".

**Beginning** at a concrete right of way marker at the intersection of the west right of way of US Hwy 27 (r/w varies) and the north right of way of Realty Lane (80' r/w).

Thence, with the right of way of Realty Lane the following three calls: S 85°33'49" E a distance of 27.07' to a PK nail found with a shiner stamped "L. Phelps PLS 3266";

Thence, S 82°58'33" E a distance of 83.86' to a PK nail found;

Thence, S 77°58'17" E a distance of 75.09' to a 5/8" iron pin with 1¼" plastic cap stamped "L. Phelps PLS 3266" found, said pin being a common corner to Ronald & Emma Lou Jones (Deed Book 814 Page 63);

Thence, leaving the right of way of Realty Lane and with the line of Ronald & Emma Lou Jones S 18°23'36" W a distance of 194.56' to an iron pin set;

Thence, leaving the line of Ronald & Emma Lou Jones and bisecting the lands of the parent tract N 67°49'20" W a distance of 169.03' to an iron pin set in the west right of way of US Hwy 27;

Thence, with the right of way of US Hwy 27 with a curve turning to the right with an arc length of 152.71', with a radius of 11387.94', with a chord bearing of N 12°57'48" E, with a chord length of 152.70' to the point of **Beginning**, containing 31,038 +/- square feet (0.71 acres) as surveyed by Arnold Consulting Engineering Services, Inc., Jeff Arnold PLS 2934 on November 10, 2015.

BOOK PAGE  
0776 0497

740

2277913

DEED OF CONVEYANCE

THIS DEED OF CONVEYANCE, made and entered into this 5th day of June, 1997, by and between LEO W JASPER and JOYCE ANN JASPER, husband and wife, of 640 Meadow Drive, Somerset, KY 42503, GRANTORS, and THE JOYCE ANN JASPER REVOCABLE LIVING TRUST, of 640 Meadow Drive, Somerset, KY 42503, GRANTEE.

WITNESSETH:

That for and in consideration of vesting title in the party of the second part for estate planning purposes, the receipt of which is hereby acknowledged, the GRANTORS do hereby bargain, give, and convey unto the GRANTEE, THE JOYCE ANN JASPER REVOCABLE LIVING TRUST, in fee simple, its successors and assigns, the following described real property located in Pulaski County, Kentucky, and more particularly described as follows, to-wit:

PARCEL I: A certain tract or parcel of land lying and

BOOK                      PAGE  
0775                      0498

being in Pulaski County, Kentucky, just south of the city of Somerset, Kentucky, and bounded and described as follows, to-wit:

BEGINNING at an iron pin set in the east right-of-way line of Highway 27 directly opposite station 199/91.4 of Highway survey and in the northwest corner of Jasper's (mobile Homes) lot, and running with said right-of-way line N 13-10' E 150 feet to the junction of said right-of-way line and the south right-of-way line of the road connecting old U. S. 27 and new U. S. 27; thence with said connecting road right-of-way N 84-15' E 62 feet; thence with said right-of-way and on an 8 degree curve 312 feet to a point in said right-of-way; thence with said right-of-way S 58-15' E 98.3 feet to a point; thence with said right-of-way and on a 20 degree curve 29.7 feet to an iron pin in said right-of-way line and corner to U. S. Government line; thence with U. S. Government line S 37-19' W 359.5 feet to a concrete monument at the southwest corner of the U. S. Government property and a point in Jasper's line; thence with Jasper's line N 36-55' W 193.2 feet to an iron pin; thence with Jasper's line N 2-38' W 90 feet to an iron pin; thence still with Jasper's line N 66-35' W 169.2 feet to an iron pin, the point of the beginning.

Being the same property conveyed to Leon Jasper by Deed of Conveyance as appears of record in Deed Book 272, Page 623, dated the 10th day of October, 1966, Pulaski County Court Clerk's Office, Kentucky.

PARCEL II: A one-half (½) undivided interest in and to a certain tract or parcel of land lying and being on the waters of Allens Branch, South of Somerset, in Pulaski County, Kentucky, between Old and New U. S. Highway #27, and bounded and described as follows:

BEGINNING at an iron pin 150 feet S of a right of way line of a county road in the East right of way line of new U. S. Highway #27; thence S 11°-30' W 341.4 feet with said right of way to a concrete right of way marker; thence S 78° 30' E 25 feet to a concrete right of way marker; thence S 71° 13' E 280.5 feet to an iron pin; thence N 24° 20' E 129.5 feet to a concrete pin; thence

BOOK PAGE  
0775 0499

N 34° 55' W 193.2 feet to a five (5) inch persimmon;  
thence N 2° 38' W 90 feet to an iron pin; thence N 66°  
35' W 169.2 feet to an iron pin, to the point of the  
beginning.

Being the same property conveyed to Leon Jasper by Deed  
of Conveyance as appears of record in Deed Book 273, Page  
491, dated the 17th day of December, 1966, Pulaski County  
Court Clerk's Office, Kentucky.

It is agreed and understood by and between the parties that  
the GRANTEE shall receive possession of the hereinabove described  
property with delivery of deed.

TO HAVE AND TO HOLD all of the GRANTORS' right, title and  
interest in and to the aforesaid property, together with all the  
rights, privileges, appurtenances and improvements thereunto  
belonging unto the GRANTEE, THE JOYCE ANN JASPER REVOCABLE LIVING  
TRUST, in fee simple, its successors and assigns forever, with  
covenant of GENERAL WARRANTY.

**CONSIDERATION CERTIFICATE:**

The parties hereto do certify that the property herein  
conveyed is transferred to vest title in the GRANTEE for the  
purposes of estate planning, and further certify that the estimated  
fair cash value is \$200,000. The GRANTEE joins this deed for the  
sole purpose of certifying the consideration pursuant to KRS 382.

IN TESTIMONY WHEREOF, witness the signatures of the parties

BOOK            PAGE  
0775            0500

hereto this the day and date first above written.

Leon Jasper  
LEON JASPER, GRANTOR

Joyce Ann Jasper  
JOYCE ANN JASPER, GRANTOR

THE JOYCE ANN JASPER  
REVOCABLE LIVING TRUST

Joyce Ann Jasper  
BY: JOYCE ANN JASPER, TRUSTEE

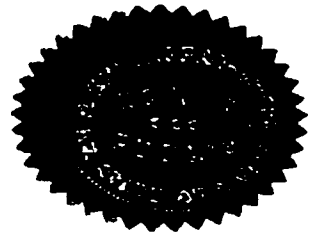
STATE OF KENTUCKY }  
COUNTY OF PULASKI }

The foregoing Deed of Conveyance and Consideration Certificate was signed, acknowledged and sworn to before me this the 5th day of JUNE, 1997, by LEON JASPER and JOYCE ANN JASPER, husband and wife, GRANTORS.

Kimi Owens  
NOTARY PUBLIC, STATE-AT-LARGE

MY COMM. EXP.: 2 June 2001

STATE OF KENTUCKY )



BOOK	PAGE
0775	0501

COUNTY OF PULASKI )

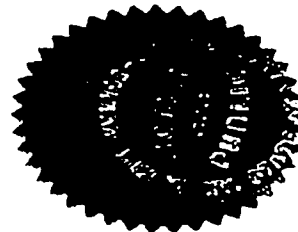
The foregoing Consideration Certification was signed, acknowledged and sworn to before me this the 5th day of JUNE, 1997, by THE JOYCE ANN JASPER REVOCABLE LIVING TRUST, GRANTEE, by and through JOYCE ANN JASPER, Trustee, to be the free act and deed of said Trust.

NOTARY PUBLIC, STATE-AT-LARGE  
MY COMM. EXP.: 2 June 2001

THIS DOCUMENT WAS DRAFTED BY THE UNDERSIGNED ATTORNEY FROM  
INFORMATION FURNISHED WITHOUT A TITLE SEARCH AND DOES NOT GUARANTEE  
A CLEAR OR MARKETABLE TITLE.

JAY McSHURLEY  
44 OFFICE PARK DRIVE  
SUITE 11  
SOMERSET, KY 42501  
(606) 677-9014

C:\JW\ESTATE\CL:ENTR\JASPER\EST\ADDER



STATE OF KENTUCKY, COUNTY OF PULASKI, S. C. T.,  
TRUDY BERNHAM, CLERK OF THE PULASKI COUNTY, CERTIFY  
THAT ON THE 14th OF July 2002, THE  
CERTIFICATE WAS PRODUCED TO BE CERTIFIED AS ABOVE  
AND COULD NOT BE TRANSMITTED AS PAID IN THE SUM  
OF 10 DOLLARS. I HAVE RECEIVED THE SAME  
TOGETHER WITH THIS CERTIFICATE, THIS 27th DAY  
OF July, 2005 IN BOOK 113 PAGE 199  
ATTEST, TRUDY BERNHAM, CLERK  
By Wendy S. C. C.



