

ORDINANCE NUMBER 23-10

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

WHEREAS, ANNEXATION REQUEST FORMS HAVE BEEN SUBMITTED BY THE PROPERTY OWNER(S), AND THE FORMS HAVE BEEN ACCEPTED BY THE CITY AS COMPLETED; AND THE PROPERTY OWNERS EACH HAVING WAIVED THE SIXTY (60) DAY WAITING PERIOD, BY AND THROUGH THE ANNEXATION REQUEST FORM, SIGNED BY THE OWNER AND/OR AN AUTHORIZED AGENT OF THE OWNER AND INCORPORATED IN FULL HEREIN BY REFERENCE, AND MADE PART OF THE ATTACHMENTS TO THIS ORDINANCE; AND

WHEREAS, ALL DOCUMENTS AND RECORDS NEEDED TO PROCEED WITH ANNEXATION OF THE PROPERTIES INTO THE CORPORATE LIMITS OF THE CITY OF SOMERSET; AND

WHEREAS, THIS DOCUMENT WAS SENT TO THE JUDGE EXECUTIVE AND COUNTY ATTORNEY OF PULASKI COUNTY AFTER THE FIRST READING AS NOTICE UNDER 23 REGULAR SESSION SENATE BILL 141; AND

WHEREAS, THE PROPERTIES MEET 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 PROPERTIES DESCRIBED BELOW IN ATTACHMENTS HERETO AND BELOW, ATTACHMENTS INCORPORATED IN FULL BY REFERENCE, ARE HEREBY ANNEXED INTO THE CITY'S CORPORATE LIMITS:

EXHIBIT A: PARCEL 1 (7.12 ACRES) AND PARCEL 2 (15.39 ACRES) OF A PLAT TITLED FOR THIS ORDINANCE AND BEARING THE NAME "CITY OF SOMERSET ANNEXATION VALLEY OAK", DRAWN BY AGT LAND SURVEYING AND DATED 6-1-23 (BOTH TRACTS).

SECTION 2. THE PROPERTY IS IMPROVED WITH MULI-FAMILY BUILDINGS INTENDED TO PROVIDE HOUSING FOR THE COMMERCIAL AND INDUSTRIAL BUILDINGS IN THE PIN

OAK AREA. THE PROPERTY SHALL BE ZONED R-3 RESIDENTIAL.

SECTION 3.

NOTICE TO PULASKI COUNTY FISCAL COURT WAS GIVEN AFTER THE FIRST READING AND 45 DAYS BEFORE THE SECOND READING. THE PROVISION OF PROVIDING COMMUTER OR NEW EMPLOYEE HOUSING FOR THE VALLY OAK INDUSTRIAL AND COMMERCE AREAS IS AN ACTION OF SIGNIFICANT ECONOMIC DEVELOPMENT. THE PROPERTY SEEKS UTILITY SERVICES PROVIDED BY THE CITY AND NOT PROVIDED IN THE COUNTY. THE FOREGOING CONSTITUTE VALID REQUIREMENTS FOR ANNEXATION BEFORE JULY 1, 2024, PURSUANT TO 23 REGULAR SESSION SENATE BILL 141.

SECTION 4.

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

FIRST READING:

AUGUST 14, 2023

SECOND READING (NOT BEFORE 10-9-23): JANUARY 8, 2024

APPROVED:

  
ALAN L. KECK, MAYOR  
CITY OF SOMERSET, KY

ATTEST:

  
NICK BRADLEY, CITY CLERK



# Somerset

## DEPARTMENT OF HOUSING, BUILDINGS AND CONSTRUCTION

**Alan Keck**  
*Mayor*

**Planning & Zoning Commission**

306 East Mount Vernon Street  
P.O. Box 989

Somerset, KY 42502

Phone: (606) 425-5314

Fax: (606) 677-0688

[www.cityofsomerset.com](http://www.cityofsomerset.com)

**Bob Newby**  
*Chairman*

**Reggie Chaney**  
*City Engineer*

**Douglas Miller**  
*City Planner*

## ANNEXATION REQUEST FORM

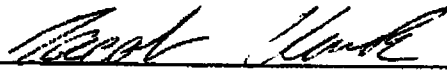
I, Valley Oak LLC, formally request annexation

of my property located at 214 New Oak Dr, Somerset 42503

into the City of Somerset.

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

I also request that this property be zoned R-3.

  
Signature

7/19/23  
Date






# Pulaski County, KY PVA



### Overview



### Legend

-  Parcels
-  Roads
-  Land hook

<b>Parcel ID</b>	102-0-2-22.1	<b>Mailing Address</b>	VALLEY OAK LLC	<b>Total Value</b>	\$500,000	<b>Last 2 Sales</b>			
<b>Class</b>	COMMERCIAL		2372 W HWY 635			<b>Date</b>	<b>Price</b>	<b>Reason</b>	<b>Qual</b>
<b>Taxing District</b>	11		SCIENCE HILL, KY 42553			12/30/2022	\$90000	A	U
<b>Acres/Lot</b>	22.52	<b>Physical Address</b>	PIN OAK DR			11/18/2019	\$1	K	U
			Pulaski County						

**Brief**  
**Tax Description** LT 1C & LT 4A & LT 4B VALLEY OAK COMMERCE COMPLEX 22.52 AC  
 (Note: Not to be used on legal documents)

Date created: 7/19/2023  
 Last Data Uploaded: 7/19/2023 8:45:42 AM

Developed by  **Schneider**  
 GEOSPATIAL



**PARCEL 2**  
**Description 15.39 ac.**  
**City of Somerset, Kentucky Annexation**  
**Ordinance No. \_\_\_\_\_**

A certain tract or parcel of land located near the existing Municipal Boundary of the City of Somerset, Kentucky and more particularly described as follows:

The following description was prepared by Anthony G. Thompson PLS #3630 of AGT Land Surveying, Firm Permit #496, said description was based on the following information: (D.B. 1068, PG. 254), PLAT TITLED VALLEY OAK COMMERCE COMPLEX - 4B (PLAT CAB. G, SLIDE 236C), PLAT TITLED VALLEY OAK COMMERCE COMPLEX (PLAT CAB. G, SLIDE 236B). FOUND MONUMENTS THAT WERE DESCRIBED IN SAID DEEDS AND PLATS WERE CORRELATED TO FIELD POSITIONS OBTAINED WITH A (JAVAD LS+) RTK GPS SYSTEM. THE KENTUCKY CORS NETWORK WAS USED TO ESTABLISH GRID NORTH AND KENTUCKY STATE PLANE SINGLE ZONE COORDINATES (NAD83) AND (GEIOD18) MODEL FOR THE WORK PRODUCT SHOWN HEREON. THE VERTICAL DATUM USED (GEOID18) MODEL FOR THE PROJECT SHOWN HEREON. The purpose of this survey is to delineate the limits of aforesaid annexation. It does not in any way reflect a determination of the individual parcel boundaries and should not be used for this purpose.

**Beginning** at a (previously set) 5/8" steel rebar, 18" in length with an orange plastic cap stamped A.G.T. PLS 360, having a KY State Plane single zone coordinate of (N: 3,589,769.616, E: 5,293,473.247). Said point further described as bearing N 57°05'05" E, 1649.22' from a point at the end of 13<sup>th</sup> call of The City of Somerset, KY. Annexation Ordinance No. 22-01:

Thence with the new Municipal Boundary the following calls, (for a more detailed description of corner and reference monuments refer to above described plats of record).

**L15) S 45°31'39" W a distance of 62.03';**

**L16) S 47°05'55" W a distance of 160.89';**

**C5) with a curve turning to the left with an arc length of 204.82', with a radius of 1135.49', with a chord bearing of S 43°09'58" W, with a chord length of 204.54',;**

**C6) with a compound curve turning to the left with an arc length of 153.25', with a radius of 790.64', with a chord bearing of S 32°12'26" W, with a chord length of 153.01',;**

C7) with a compound curve turning to the left with an arc length of 152.95', with a radius of 453.87', with a chord bearing of S 19°15'15" W, with a chord length of 152.23';;

L17) S 03°53'44" W a distance of 99.52';

L18) S 01°05'08" W a distance of 199.17';

L19) S 01°07'47" E a distance of 197.87';

C8) with a curve turning to the right with an arc length of 184.13', with a radius of 344.21', with a chord bearing of S 17°01'01" W, with a chord length of 181.94';;

L20) N 63°57'14" W a distance of 381.07';

L21) N 11°00'25" W a distance of 684.28';

L22) N 27°46'39" E a distance of 202.28';

L23) N 27°46'39" E a distance of 280.52';

L24) N 54°17'37" E a distance of 90.99';

L25) N 71°53'40" E a distance of 24.44';

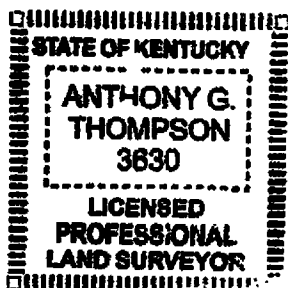
C9) with a curve turning to the left with an arc length of 65.76', with a radius of 334.59', with a chord bearing of S 84°38'28" E, with a chord length of 65.65';;

L26) N 89°43'44" E a distance of 529.33';

C10) with a curve turning to the right with an arc length of 51.33', with a radius of 82.64', with a chord bearing of S 72°28'34" E, with a chord length of 50.51';;

C11) with a compound curve turning to the right with an arc length of 65.73', with a radius of 60.00', with a chord bearing of S 01°34'19" E, with a chord length of 62.49' to the point of beginning,

Said Annex boundary having an area of 670,546 square feet or 15.39 acres.



  
Anthony G. Thompson PLS 3630      06-01-23  
Date

SHEET 1 of 2

PARCEL 1  
Description 7.12 ac.  
City of Somerset, Kentucky Annexation  
Ordinance No. \_\_\_\_\_

A certain tract or parcel of land located near the existing Municipal Boundary of the City of Somerset, Kentucky and more particularly described as follows:

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**Beginning** at a (previously set) 5/8" steel rebar, 18" in length with a orange plastic cap stamped A.G.T. PLS 360, having a KY State Plane single zone coordinate of (N: 3,590,050.521, E: 5,292,114.736). Said point further described as bearing N 01°15'49" E, 1177.37' from a point at the end of 13<sup>th</sup> call of The City of Somerset, KY. Annexation Ordinance No. 22-01:

Thence with the new Municipal Boundary the following calls, (for a more detailed description of corner and reference monuments refer to above described plats of record).

- L1) N 24°29'59" E a distance of 344.78';
- L2) S 68°02'09" E a distance of 344.22';
- L3) S 21°57'51" W a distance of 65.66';
- L4) S 68°02'09" E a distance of 103.00';
- L5) N 21°57'51" E a distance of 65.66';
- L6) S 68°02'09" E a distance of 243.09';



L7) S 68°06'41" E a distance of 69.51';

L8) N 58°17'46" E a distance of 553.40';

L9) S 10°00'03" W a distance of 456.67';

L10) N 89°33'24" E a distance of 267.08';

L11) S 41°31'36" W a distance of 53.19';

C1) with a curve turning to the right with an arc length of 94.68', with a radius of 65.00', with a chord bearing of S 83°15'23" W, with a chord length of 86.53',;

C2) with a reverse curve turning to the left with an arc length of 81.62', with a radius of 132.64', with a chord bearing of N 72°38'33" W, with a chord length of 80.34',;

L12) S 89°43'44" W a distance of 459.27';

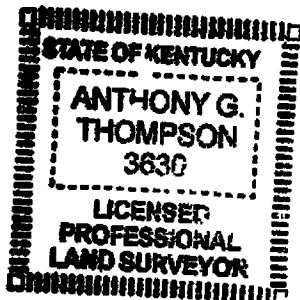
L13) S 89°43'44" W a distance of 70.06';

C3) with a curve turning to the right with an arc length of 123.27', with a radius of 284.59', with a chord bearing of N 77°51'46" W, with a chord length of 122.31',;

L14) N 65°27'16" W a distance of 447.99';

C4) with a curve turning to the left with an arc length of 277.11', with a radius of 214.02', with a chord bearing of S 77°27'08" W, with a chord length of 258.16' to the point of beginning,

Said Annex boundary having an area of 310,262 square feet or 7.12 acres.



  
Anthony G. Thompson PLS 3630      06-01-23  
Date