

ORDINANCE NUMBER 24-01

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: 5 TRACKS TOTALING 121.574 ACRES SHOWN ON AN ANNEXATION MAP TITLED "CITY OF SOMERSET 5 TRACKS TOTALING 121.574 ACRES SHOWN" BY AGT LAND SURVEYING, DATED 12-23-23, SAID LAND HAVING PVA LOT DESIGNATION 075-3-1-01 KY 192 AND EAST MT. VERNON STREET AND 075-0-0-29.
- SECTION 2.                    SOMERSET PLANNING AND ZONING BOARD HEARD THE APPLICATION OF THE LANDOWNER ON FEBRUARY 6<sup>TH</sup>,

2024. THE ZONING WAS ON A PARCEL BY PARCEL BASIS. THE RECOMMENDATION OF THE ZONING BOARD WAS MADE TO THE CITY COUNCIL AND INCLUDED IN EXHIBIT A BY REFERENCE. NOTICE OF THE RECOMMENDATION WAS GIVEN AT THE FEBRUARY 12 MEETING OF THE CITY COUNCIL. THE ANNEXED PROPERTY SHALL BE ZONED ACCORDING TO EXHIBIT B INCLUDED HERIN BY REFERENCE.

SECTION 3.

NOTICE TO PULASKI COUNTY FISCAL COURT WAS GIVEN AFTER THE FIRST READING AND 45 DAYS BEFORE THE SECOND READING. THE PROPERTY, MULTIPLE LOTS, ARE TO BE DEVELOPED INTO MULTI-USE COMMERCIAL-RESIDENTIAL DEVELOPMENT. 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:

JANUARY 8, 2024

SECOND READING (NOT BEFORE 2-22-24):

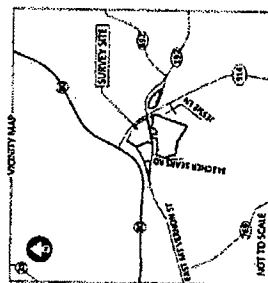
FEBRUARY 26, 2024

APPROVED:

  
ALAN L. KECK, MAYOR  
CITY OF SOMERSET, KY

ATTEST:

  
NICK BRADLEY, CITY CLERK

[illegible]

MAY NOTE:  
 NO DATE OF RECORD HAS BEEN FOUND FOR  
 RIGHT-OF-WAY FOR THIS SECTION OF MARION HALE RD.  
 ASA OLD 50' HWY 193.  
 #14 05 128 DIES THE COMMONWEALTH OF KENTUCKY  
 AND/OR PULASKI COUNTY FISCAL COURT  
 HAS THE RIGHT TO USE THE PROPERTY TO  
 THE BACK OF THE LOT TO MAINTAIN THE EXISTING  
 ROAD, A 60' (30' FROM CENTERLINE) RIGHT-OF-WAY  
 WILL BE HELD ALONG THIS SECTION OF MARION HALE RD.  
 OTHER SURVEYS IN THE AREA HAVE ALSO USED A  
 60' RIGHT-OF-WAY

ANAL NOTE 2:  
NO DEED OF RECORD HAS BEEN FOUND FOR  
RIGHT-OF-WAY FOR THIS SECTION OF BEECHER  
COUNTY. PER 835 178 023 PARKS COUNTY FISCAL  
COURT HAS THE RIGHT TO USE THE PROPERTY TO  
THE BACK OF THE DITCH TO MAINTAIN THE EXISTING  
ROAD. A 30' (15' FROM CERTAINLY) RIGHT-OF-WAY  
WILL BE HELD ALONG THIS SECTION OF BEECHER SEAMS  
NO OTHER SURVEYS IN THE AREA HAVE  
ALSO USED A 30' RIGHT-OF-WAY.

10  
MAY 1968  
LIVING AND BEING AND THE OTHER  
IN THE LAND AND THE  
THE OTHER AND THE

ASSOCIATION  
NOT FOR LAO TRAINING  
NOT A SUBSIDIARY

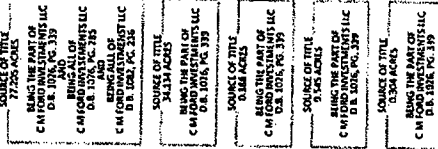
[illegible]

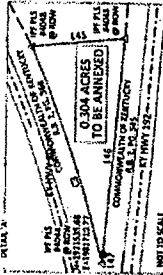
Figure 1 is a schematic diagram of a rectangular structure, possibly a dam or a wall, with dimensions 150, 300, and 600. A scale bar indicates 1 inch equals 300 feet.

ALL READINGS ARE BASED ON GRID NORTH  
OF THE KENTUCKY STATE PLANE COORDINATE  
SYSTEM SOUTH ZONE.

ALL COORDINATES DISPLAYED ON THIS PLAT  
ARE FROM THE KENTUCKY STATE PLANE  
COORDINATE SYSTEM SOUTH ZONE.

1) TO OFFER THE TRACTS TO BE  
UNITED INTO THE CITY OF SOMERSET.

ALL INFORMATION CONTAINED  
HEREIN IS UNCLASSIFIED  
DATE 08-09-2008 BY 60322 UCBAW



NUMBER	CHORD DIRECTION	RADIUS	CHORD LENGTH
CJ	N 05°15'35" W	255.62'	99.37'
CJ	N 12°25'00" E	957.72'	164.16'

**SURVEY NOTES**

1. THIS SURVEY IS SUBJECT TO ANY RIGHTS-OF-WAY OR EASEMENTS, PUBLIC OR PRIVATE, WHETHER OF RECORD OR NOT, WHICH AFFECT TO LOCAL CITY AND COUNTY ZONING ORDINANCES. THIS SURVEY WAS CONDUCTED WITHOUT THE BENEFIT OF A TITLE REPORT.

2. THIS SURVEY IS NOT RESPONSIBLE FOR ANY UNDESIRABLE IMPROVING OF RECORDS THAT THE COUNTY CLERK OR THE PROPERTY RECORDING OFFICE MAY HAVE MADE.

3. THIS SURVEY IS NOT RESPONSIBLE FOR ANY DISCREPANCIES WITH 201 KAR 12.000, 12.001, 12.002, 12.003, 12.004, 12.005, 12.006, 12.007, 12.008, 12.009, 12.010, 12.011, 12.012, 12.013, 12.014, 12.015, 12.016, 12.017, 12.018, 12.019, 12.020, 12.021, 12.022, 12.023, 12.024, 12.025, 12.026, 12.027, 12.028, 12.029, 12.030, 12.031, 12.032, 12.033, 12.034, 12.035, 12.036, 12.037, 12.038, 12.039, 12.040, 12.041, 12.042, 12.043, 12.044, 12.045, 12.046, 12.047, 12.048, 12.049, 12.050, 12.051, 12.052, 12.053, 12.054, 12.055, 12.056, 12.057, 12.058, 12.059, 12.060, 12.061, 12.062, 12.063, 12.064, 12.065, 12.066, 12.067, 12.068, 12.069, 12.070, 12.071, 12.072, 12.073, 12.074, 12.075, 12.076, 12.077, 12.078, 12.079, 12.080, 12.081, 12.082, 12.083, 12.084, 12.085, 12.086, 12.087, 12.088, 12.089, 12.090, 12.091, 12.092, 12.093, 12.094, 12.095, 12.096, 12.097, 12.098, 12.099, 12.100, 12.101, 12.102, 12.103, 12.104, 12.105, 12.106, 12.107, 12.108, 12.109, 12.110, 12.111, 12.112, 12.113, 12.114, 12.115, 12.116, 12.117, 12.118, 12.119, 12.120, 12.121, 12.122, 12.123, 12.124, 12.125, 12.126, 12.127, 12.128, 12.129, 12.130, 12.131, 12.132, 12.133, 12.134, 12.135, 12.136, 12.137, 12.138, 12.139, 12.140, 12.141, 12.142, 12.143, 12.144, 12.145, 12.146, 12.147, 12.148, 12.149, 12.150, 12.151, 12.152, 12.153, 12.154, 12.155, 12.156, 12.157, 12.158, 12.159, 12.160, 12.161, 12.162, 12.163, 12.164, 12.165, 12.166, 12.167, 12.168, 12.169, 12.170, 12.171, 12.172, 12.173, 12.174, 12.175, 12.176, 12.177, 12.178, 12.179, 12.180, 12.181, 12.182, 12.183, 12.184, 12.185, 12.186, 12.187, 12.188, 12.189, 12.190, 12.191, 12.192, 12.193, 12.194, 12.195, 12.196, 12.197, 12.198, 12.199, 12.200, 12.201, 12.202, 12.203, 12.204, 12.205, 12.206, 12.207, 12.208, 12.209, 12.210, 12.211, 12.212, 12.213, 12.214, 12.215, 12.216, 12.217, 12.218, 12.219, 12.220, 12.221, 12.222, 12.223, 12.224, 12.225, 12.226, 12.227, 12.228, 12.229, 12.230, 12.231, 12.232, 12.233, 12.234, 12.235, 12.236, 12.237, 12.238, 12.239, 12.240, 12.241, 12.242, 12.243, 12.244, 12.245, 12.246, 12.247, 12.248, 12.249, 12.250, 12.251, 12.252, 12.253, 12.254, 12.255, 12.256, 12.257, 12.258, 12.259, 12.260, 12.261, 12.262, 12.263, 12.264, 12.265, 12.266, 12.267, 12.268, 12.269, 12.270, 12.271, 12.272, 12.273, 12.274, 12.275, 12.276, 12.277, 12.278, 12.279, 12.280, 12.281, 12.282, 12.283, 12.284, 12.285, 12.286, 12.287, 12.288, 12.289, 12.290, 12.291, 12.292, 12.293, 12.294, 12.295, 12.296, 12.297, 12.298, 12.299, 12.300, 12.301, 12.302, 12.303, 12.304, 12.305, 12.306, 12.307, 12.308, 12.309, 12.310, 12.311, 12.312, 12.313, 12.314, 12.315, 12.316, 12.317, 12.318, 12.319, 12.320, 12.321, 12.322, 12.323, 12.324, 12.325, 12.326, 12.327, 12.328, 12.329, 12.330, 12.331, 12.332, 12.333, 12.334, 12.335, 12.336, 12.337, 12.338, 12.339, 12.340, 12.341, 12.342, 12.343, 12.344, 12.345, 12.346, 12.347, 12.348, 12.349, 12.350, 12.351, 12.352, 12.353, 12.354, 12.355, 12.356, 12.357, 12.358, 12.359, 12.360, 12.361, 12.362, 12.363, 12.364, 12.365, 12.366, 12.367, 12.368, 12.369, 12.370, 12.371, 12.372, 12.373, 12.374, 12.375, 12.376, 12.377, 12.378, 12.379, 12.380, 12.381, 12.382, 12.383, 12.384, 12.385, 12.386, 12.387, 12.388, 12.389, 12.390, 12.391, 12.392, 12.393, 12.394, 12.395, 12.396, 12.397, 12.398, 12.399, 12.400, 12.401, 12.402, 12.403, 12.404, 12.405, 12.406, 12.407, 12.408, 12.409, 12.410, 12.411, 12.412, 12.413, 12.414, 12.415, 12.416, 12.417, 12.418, 12.419, 12.420, 12.421, 12.422, 12.423, 12.424, 12.425, 12.426, 12.427, 12.428, 12.429, 12.430, 12.431, 12.432, 12.433, 12.434, 12.435, 12.436, 12.437, 12.438, 12.439, 12.440, 12.441, 12.442, 12.443, 12.444, 12.445, 12.446, 12.447, 12.448, 12.449, 12.450, 12.451, 12.452, 12.453, 12.454, 12.455, 12.456, 12.457, 12.458, 12.459, 12.460, 12.461, 12.462, 12.463, 12.464, 12.465, 12.466, 12.467, 12.468, 12.469, 12.470, 12.471, 12.472, 12.473, 12.474, 12.475, 12.476, 12.477, 12.478, 12.479, 12.480, 12.481, 12.482, 12.483, 12.484, 12.485, 12.486, 12.487, 12.488, 12.489, 12.490, 12.491, 12.492, 12

**LEGEND**

- ANNEXATION CORNER (NO AGC MOMENT SET)
- △ ANNEXATION CORNER (FOURTH MOMENT SET AS NOTED)
- ANNEXATION LINES OF AGE SURVEY
- ADJOINING PROPERTY BOUNDARY LINES PER DETEDED DESCRIPTIONS
- == CENTRELINE OF ROAD

PROPERTY ADDITIONS

2355 & LAMAR BOULEVARD  
D.R. 101R, PG. 1218

XVON TAYLOR  
D.R. 55A, PG. 604

RYAN STOKES  
D.R. 121R, PG. 175

HEATHER WHEELER  
D.R. 89S, PG. 339

SCOTT KENNEDY  
D.R. 91J, PG. 634

MARK HANFORD  
D.R. 102J, PG. 15

MARK HANFORD  
D.R. 79J, PG. 413

DOE PHILIPS  
D.R. 63S, PG. 121

LAVINE ENTERPRISES, LLC  
D.R. 90S, PG. 121



DEPARTMENT OF HOUSING, BUILDINGS AND CONSTRUCTION

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

ANNEXATION REQUEST FORM

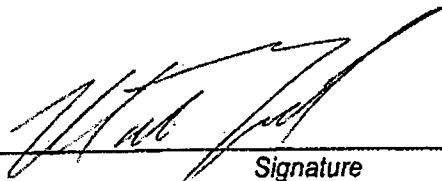
I, CM Ford Investments LLC formally request annexation  
by Map 71

of my property located at the intersection of E. Ky 80 & Ky 914, Ky 914 & Ky 192  
& Ky 192 & E. Mt. Vernon St. (See Attached Map)

into the City of Somerset.

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

I also request that this property be zoned According to the recommendation  
of the Somerset planning & zoning Board.

  
\_\_\_\_\_  
Signature

12-22-2023  
\_\_\_\_\_  
Date



Parcel ID	075-3-1-01	Mailing Address	CM FORD INVESTMENTS LLC	Total Value	\$36,800	Last 2 Sales
Class	COMMERCIAL		PO BOX 402			Date
Taxing District	11		SOMERSET, KY 42502			1/8/2021
Acres/Lot	0.3	Physical Address	80 HWY 192			
			Pulaski County			

Brief  
Tax Description

TR E SAVE THE FARM CORP/HAZEL LEDFORD EST SUR .30 AC

(Note: Not to be used on legal documents)

Date created: 12/22/2023

Last Data Uploaded: 12/21/2023 8:10:14 PM

P.O. BOX 204  
165 FOSTER LANE  
STANFORD, KY 40484



PHONE 606.365.8362  
FAX 606.365.1097

---

LEGAL DESCRIPTION FOR 0.304 ACRES  
PROPOSED ANNEXATION  
CITY OF SOMERSET ORDINANCE \_\_\_\_\_

A certain tract of land lying and being east of Somerset, Kentucky, being adjacent to the existing City of Somerset City Limits and is more particularly described as follows:

**BEGINNING** at an iron pin found (PLS #4048) in the southern edge of right-of-way of KY HWY 80, being on the northern edge of right-of-way of KY HWY 192, being a corner of the existing City Limits of Somerset (Ordinance #12-06, Description 19), having Kentucky State Plane Coordinates of N=1921535.68, E=1981710.77 and **being the POINT OF BEGINNING for this description;**

Thence leaving the northern edge of right-of-way of KY HWY 192 and the existing City Limits of Somerset (Ordinance #12-06, Description 19) and continuing with the southern edge of right-of-way of KY HWY 80 a curve to left with a radius of 1453.58 feet, chord direction N 71°14'40" E and chord distance of 268.15 feet to an iron pin found (PLS #4048), said iron pin being on the southern edge of right-of-way of KY HWY 80;

Thence leaving the southern edge of right-of-way of KY HWY 80 S 05°37'59" E - 109.69 feet to an iron pin found (PLS #4048), said iron pin being on the northern edge of right-of-way of KY HWY 192 and being in the line of the existing City Limits of Somerset (Ordinance #12-06, Description 19);

Thence continuing with the northern edge of right-of-way of KY HWY 192 and the existing City Limits of Somerset (Ordinance #12-06, Description 19) the following two (2) calls: N 85°03'47" W - 254.06 feet to an unmarked point and N 84°39'45" W - 11.61 feet to the **POINT OF BEGINNING and containing 0.304 acres.**

All bearings are referenced to grid north of the Kentucky State Plane Coordinate System – South Zone (NAD83). Description prepared by AGE Engineering Services, Inc. on 21st day of December 2023 for the intent to annex into the City Limits of Somerset.

P.O. BOX 204  
165 FOSTER LANE  
STANFORD, KY 40484



PHONE 606.365.8362  
FAX 606.365.1097

LEGAL DESCRIPTION FOR 9.545 ACRES  
PROPOSED ANNEXATION  
CITY OF SOMERSET ORDINANCE \_\_\_\_\_

A certain tract of land lying and being east of Somerset, Kentucky, being adjacent to the existing City of Somerset City Limits and is more particularly described as follows:

**BEGINNING** at an iron pin found (PLS #4048) in the eastern edge of right-of-way of KY HWY 914, being on the southern edge of right-of-way of KY HWY 192, being a corner of the existing City Limits of Somerset (Ordinance #12-06, Description 20), having Kentucky State Plane Coordinates of N=1921629.46, E=1985044.84 and **being the POINT OF BEGINNING** for this description;

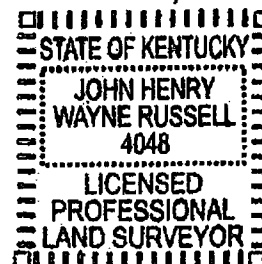
Thence leaving the eastern edge of right-of-way of KY HWY 914 and the existing City Limits of Somerset (Ordinance #12-06, Description 19) and continuing with the southern edge of right-of-way of KY HWY 192 the following five (5) calls: N 07°57'49" E - 81.10 feet to an iron pin found (PLS #4048), S 79°44'09" E 511.25 feet to an iron pin found (PLS #4048), S 46°07'10" E - 510.82 feet to an iron pin found (PLS #4048), S 35°55'14" E - 256.03 feet to an iron pin found (PLS #4048) and S 40°51'27" E - 186.05 feet to an iron pin found (PLS #4048), said iron pin being on the southern edge of right-of-way of KY HWY 192 and northern edge of right-of-way of Marvin Hale Road;

Thence leaving the southern edge of right-of-way of KY HWY 192 and continuing along northern edge of right-of-way of Marvin Hale Road the following four (4) calls: N 74°00'02" W - 247.46 feet to an unmarked point, N 74°30'40" W - 183.32 feet to an unmarked point, N 72°00'14" W - 285.82 feet to an unmarked point, N 71°06'02" W - 402.10 feet to an iron pin found (PLS #4048) said iron pin being on the northern edge of right-of-way of Marvin Hale Road, being on the eastern edge of right-of-way of KY HWY 914 and on the line of the existing City Limits of Somerset (Ordinance #12-06, Description 20);

Thence leaving the northern edge of right-of-way of Marvin Hale Road and continuing with the eastern edge of right-of-way of KY HWY 914 and the existing City Limits of Somerset (Ordinance #12-06, Description 20) the following two (2) calls: N 21°23'29" W - 350.18 feet to an iron pin found (PLS #4048) and N 38°06'20" E - 65.00 **POINT OF BEGINNING** and containing **9.545 acres**.

All bearings are referenced to grid north of the Kentucky State Plane Coordinate System – South Zone (NAD83). Description prepared by AGE Engineering Services, Inc. on 21st day of December 2023 for the intent to annex into the City Limits of Somerset.

*John Henry Wayne Russell*  
12-21-2023





---

LEGAL DESCRIPTION FOR 0.386 ACRES  
PROPOSED ANNEXATION  
CITY OF SOMERSET ORDINANCE \_\_\_\_\_

A certain tract of land lying and being east of Somerset, Kentucky, being adjacent to the existing City of Somerset City Limits and is more particularly described as follows:

**BEGINNING** at an iron pin found (PLS #4048) in the western edge of right-of-way of KY HWY 914, being on the southern edge of right-of-way of KY HWY 192, being in the line of the existing City Limits of Somerset (Ordinance #12-06, Description 19), being in the line of the existing City Limits of Somerset (Ordinance #12-06, Description 20), having Kentucky State Plane Coordinates of N=1921576.73, E=1984592.91 and **being the POINT OF BEGINNING for this description;**

Thence leaving the southern edge of right-of-way of KY HWY 192 and the existing City Limits of Somerset (Ordinance #12-06, Description 19) and continuing with the western edge of right-of-way of KY HWY 914 and the existing City Limits of Somerset (Ordinance #12-06, Description 20) S 22°38'53"E – 187.66 feet to an iron pin found (PLS #4048), said iron pin being on the western edge of right-of-way of KY HWY 914 and the existing City Limits of Somerset (Ordinance #12-06, Description 20) and on the northern edge of right-of-way of Marvin Hale Road;

Thence leaving the western edge of right-of-way of KY HWY 914 and the existing City Limits of Somerset (Ordinance #12-06, Description 20) and continuing along the northern edge of right-of-way of Marvin Hale Road N 80°03'29" W – 212.82 feet to an iron pin found (PLS #4048), said iron pin being on the northern edge of right-of-way of Marvin Hale Road, on the southern edge of right-of-way of KY HWY 192 and the existing City Limits of Somerset (Ordinance #12-06, Description 19);

Thence leaving the northern edge of right-of-way of Marvin Hale Road and continuing along the southern edge of right-of-way of KY HWY 192 and the existing City Limits of Somerset (Ordinance #12-06, Description 19) N 45°11'31" E – 193.62 feet to the **POINT OF BEGINNING and containing 0.386 acres.**

All bearings are referenced to grid north of the Kentucky State Plane Coordinate System – South Zone (NAD83). Description prepared by AGE Engineering Services, Inc. on 21st day of December 2023 for the intent to annex into the City Limits of Somerset.



P.O. BOX 204  
165 FOSTER LANE  
STANFORD, KY 40484



PHONE 606.365.8362  
FAX 606.365.1097

LEGAL DESCRIPTION FOR 0.386 ACRES  
PROPOSED ANNEXATION  
CITY OF SOMERSET ORDINANCE \_\_\_\_\_

A certain tract of land lying and being east of Somerset, Kentucky, being adjacent to the existing City of Somerset City Limits and is more particularly described as follows:

**BEGINNING** at an iron pin found (PLS #4048) in the western edge of right-of-way of KY HWY 914, being on the southern edge of right-of-way of KY HWY 192, being in the line of the existing City Limits of Somerset (Ordinance #12-06, Description 19), being in the line of the existing City Limits of Somerset (Ordinance #12-06, Description 20), having Kentucky State Plane Coordinates of N=1921576.73, E=1984592.91 and being the **POINT OF BEGINNING** for this description;

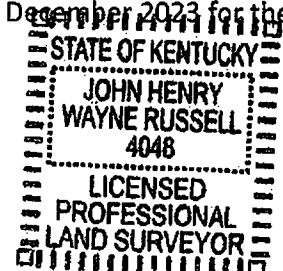
Thence leaving the southern edge of right-of-way of KY HWY 192 and the existing City Limits of Somerset (Ordinance #12-06, Description 19) and continuing with the western edge of right-of-way of KY HWY 914 and the existing City Limits of Somerset (Ordinance #12-06, Description 20) S 22°38'53"E – 187.66 feet to an iron pin found (PLS #4048), said iron pin being on the western edge of right-of-way of KY HWY 914 and the existing City Limits of Somerset (Ordinance #12-06, Description 20) and on the northern edge of right-of-way of Marvin Hale Road;

Thence leaving the western edge of right-of-way of KY HWY 914 and the existing City Limits of Somerset (Ordinance #12-06, Description 20) and continuing along the northern edge of right-of-way of Marvin Hale Road N 80°03'29" W – 212.82 feet to an iron pin found (PLS #4048), said iron pin being on the northern edge of right-of-way of Marvin Hale Road, on the southern edge of right-of-way of KY HWY 192 and the existing City Limits of Somerset (Ordinance #12-06, Description 19);

Thence leaving the northern edge of right-of-way of Marvin Hale Road and continuing along the southern edge of right-of-way of KY HWY 192 and the existing City Limits of Somerset (Ordinance #12-06, Description 19) N 45°11'31" E – 193.62 feet to the **POINT OF BEGINNING** and containing **0.386 acres**.

All bearings are referenced to grid north of the Kentucky State Plane Coordinate System – South Zone (NAD83). Description prepared by AGE Engineering Services, Inc. on 21st day of December 2023 for the intent to annex into the City Limits of Somerset.

*John Henry Wayne Russell*  
12.21.2023





---

LEGAL DESCRIPTION FOR 9.545 ACRES  
PROPOSED ANNEXATION  
CITY OF SOMERSET ORDINANCE \_\_\_\_\_

A certain tract of land lying and being east of Somerset, Kentucky, being adjacent to the existing City of Somerset City Limits and is more particularly described as follows:

**BEGINNING** at an iron pin found (PLS #4048) in the eastern edge of right-of-way of KY HWY 914, being on the southern edge of right-of-way of KY HWY 192, being a corner of the existing City Limits of Somerset (Ordinance #12-06, Description 20), having Kentucky State Plane Coordinates of N=1921629.46, E=1985044.84 and **being the POINT OF BEGINNING for this description;**

Thence leaving the eastern edge of right-of-way of KY HWY 914 and the existing City Limits of Somerset (Ordinance #12-06, Description 19) and continuing with the southern edge of right-of-way of KY HWY 192 the following five (5) calls: N 07°57'49" E - 81.10 feet to an iron pin found (PLS #4048), S 79°44'09" E 511.25 feet to an iron pin found (PLS #4048), S 46°07'10" E - 510.82 feet to an iron pin found (PLS #4048), S 35°55'14" E - 256.03 feet to an iron pin found (PLS #4048) and S 40°51'27" E - 186.05 feet to an iron pin found (PLS #4048), said iron pin being on the southern edge of right-of-way of KY HWY 192 and northern edge of right-of-way of Marvin Hale Road;

Thence leaving the southern edge of right-of-way of KY HWY 192 and continuing along northern edge of right-of-way of Marvin Hale Road the following four (4) calls: N 74°00'02" W - 247.46 feet to an unmarked point, N 74°30'40" W - 183.32 feet to an unmarked point, N 72°00'14" W - 285.82 feet to an unmarked point, N 71°06'02" W - 402.10 feet to an iron pin found (PLS #4048) said iron pin being on the northern edge of right-of-way of Marvin Hale Road, being on the eastern edge of right-of-way of KY HWY 914 and on the line of the existing City Limits of Somerset (Ordinance #12-06, Description 20);

Thence leaving the northern edge of right-of-way of Marvin Hale Road and continuing with the eastern edge of right-of-way of KY HWY 914 and the existing City Limits of Somerset (Ordinance #12-06, Description 20) the following two (2) calls: N 21°23'29" W - 350.18 feet to an iron pin found (PLS #4048) and N 38°06'20" E - 65.00 **POINT OF BEGINNING and containing 9.545 acres.**

All bearings are referenced to grid north of the Kentucky State Plane Coordinate System – South Zone (NAD83). Description prepared by AGE Engineering Services, Inc. on 21st day of December 2023 for the intent to annex into the City Limits of Somerset.

P.O. BOX 204  
165 FOSTER LANE  
STANFORD, KY 40484



PHONE 606.365.8362  
FAX 606.365.1097

LEGAL DESCRIPTION FOR 9.545 ACRES  
PROPOSED ANNEXATION  
CITY OF SOMERSET ORDINANCE \_\_\_\_\_

A certain tract of land lying and being east of Somerset, Kentucky, being adjacent to the existing City of Somerset City Limits and is more particularly described as follows:

**BEGINNING** at an iron pin found (PLS #4048) in the eastern edge of right-of-way of KY HWY 914, being on the southern edge of right-of-way of KY HWY 192, being a corner of the existing City Limits of Somerset (Ordinance #12-06, Description 20), having Kentucky State Plane Coordinates of N=1921629.46, E=1985044.84 and being the **POINT OF BEGINNING** for this description;

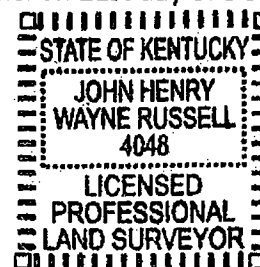
Thence leaving the eastern edge of right-of-way of KY HWY 914 and the existing City Limits of Somerset (Ordinance #12-06, Description 19) and continuing with the southern edge of right-of-way of KY HWY 192 the following five (5) calls: N 07°57'49" E - 81.10 feet to an iron pin found (PLS #4048), S 79°44'09" E 511.25 feet to an iron pin found (PLS #4048), S 46°07'10" E - 510.82 feet to an iron pin found (PLS #4048), S 35°55'14" E - 256.03 feet to an iron pin found (PLS #4048) and S 40°51'27" E - 186.05 feet to an iron pin found (PLS #4048), said iron pin being on the southern edge of right-of-way of KY HWY 192 and northern edge of right-of-way of Marvin Hale Road;

Thence leaving the southern edge of right-of-way of KY HWY 192 and continuing along northern edge of right-of-way of Marvin Hale Road the following four (4) calls: N 74°00'02" W - 247.46 feet to an unmarked point, N 74°30'40" W - 183.32 feet to an unmarked point, N 72°00'14" W - 285.82 feet to an unmarked point, N 71°06'02" W - 402.10 feet to an iron pin found (PLS #4048) said iron pin being on the northern edge of right-of-way of Marvin Hale Road, being on the eastern edge of right-of-way of KY HWY 914 and on the line of the existing City Limits of Somerset (Ordinance #12-06, Description 20);

Thence leaving the northern edge of right-of-way of Marvin Hale Road and continuing with the eastern edge of right-of-way of KY HWY 914 and the existing City Limits of Somerset (Ordinance #12-06, Description 20) the following two (2) calls: N 21°23'29" W - 350.18 feet to an iron pin found (PLS #4048) and N 38°06'20" E - 65.00 **POINT OF BEGINNING** and containing 9.545 acres.

All bearings are referenced to grid north of the Kentucky State Plane Coordinate System – South Zone (NAD83). Description prepared by AGE Engineering Services, Inc. on 21st day of December 2023 for the intent to annex into the City Limits of Somerset.

*John Henry Wayne Russell*  
12-21-2023





---

LEGAL DESCRIPTION FOR 34.134 ACRES  
PROPOSED ANNEXATION  
CITY OF SOMERSET ORDINANCE \_\_\_\_\_

A certain tract of land lying and being east of Somerset, Kentucky, being adjacent to the existing City of Somerset City Limits and is more particularly described as follows:

**BEGINNING** at an iron pin found (PLS #4048) in the southern edge of right-of-way of KY HWY 80, being on the western edge of right-of-way of KY HWY 914, being in the line of the existing City Limits of Somerset (Ordinance #12-06, Description 1), being in the line of the existing City Limits of Somerset (Ordinance #12-06, Description 20), having Kentucky State Plane Coordinates of N=1922933.85, E=1983100.80 and **being the POINT OF BEGINNING for this description;**

Thence continuing with the western edge of right-of-way of KY HWY 914 and the existing City Limits of Somerset (Ordinance #12-06, Description 20) the following five (5) calls: S 65°05'31"E - 561.62 feet to an iron pin found (PLS #4048), S 52°46'28"E - 283.63 feet to an iron pin found (PLS #4048), S 58°09'57"E - 328.15 feet to an iron pin found (PLS #4048), S 27°05'30"E - 343.46 feet to an iron pin found (PLS #4048) and S 39°59'00"E - 272.55 feet to an iron pin found (PLS #4048), said iron pin being on the western edge of right-of-way of KY HWY 914, on the line of the existing City Limits of Somerset (Ordinance #12-06, Description 20), being on the northern edge of right-of-way of KY HWY 192 and on the line of the existing Limits of Somerset (Ordinance #12-06, Description 19);

Thence leaving the western edge of right-of-way of KY HWY 914 and the existing City Limits of Somerset (Ordinance #12-06, Description 20) and continuing with the northern edge of right-of-way of KY HWY 192 and the existing City Limits of Somerset (Ordinance #12-06, Description 19) the following eight (8) calls: S 61°59'15"W - 275.82 feet to an iron pin found (PLS #4048), S 71°27'58"W - 95.68 feet to an iron pin found (PLS #4048), S 55°55'29"W - 118.89 feet to an iron pin found (PLS #4048), S 87°56'25"W - 112.42 feet to an iron pin found (PLS #4048), S 76°25'14"W - 369.09 feet to an iron pin found (PLS #4048), S 82°25'47"W - 348.53 feet to an iron pin found (PLS #4048), S 83°04'16"W - 89.61 feet to an iron pin found (PLS #4048) and S 85°14'27"W - 130.70 feet to an iron pin found (PLS #4048), said iron pin being on the northern edge of right-of-way of KY HWY 192 and on the existing Limits of Somerset (Ordinance #12-06, Description 19);

Thence leaving the northern edge of right-of-way of KY HWY 192 and the existing Limits of Somerset (Ordinance #12-06, Description 19) the following four (4) calls: N 05°50'39"E - 140.29 feet to an iron pin found (PLS #4048), N 51°28'19"E - 94.71 feet to an iron pin found (PLS #4048), N 23°17'18"W - 220.94 feet to an iron pin found (PLS #3630) and N 22°42'16"W - 586.19 feet to an iron pin found (PLS

#4048), said iron pin being on the southern edge of right-of-way of KY HWY 80 and on the line of the existing City Limits of Somerset (Ordinance #12-06, Description 1);

Thence continuing with the southern edge of right-of-way of KY HWY 80 and the existing City Limits of Somerset (Ordinance #12-06, Description 1) the following three (3) calls: N 39°37'35"E - 204.75 feet to an iron pin found (PLS #4048), N 33°01'07"E - 158.21 feet to an iron pin found (PLS #4048) and N 27°54'45"E - 280.69 feet **POINT OF BEGINNING** and containing **34.134 acres**.

All bearings are referenced to grid north of the Kentucky State Plane Coordinate System – South Zone (NAD83). Description prepared by AGE Engineering Services, Inc. on 21st day of December 2023 for the intent to annex into the City Limits of Somerset.



---

LEGAL DESCRIPTION FOR 34.134 ACRES  
PROPOSED ANNEXATION  
CITY OF SOMERSET ORDINANCE \_\_\_\_\_

A certain tract of land lying and being east of Somerset, Kentucky, being adjacent to the existing City of Somerset City Limits and is more particularly described as follows:

**BEGINNING** at an iron pin found (PLS #4048) in the southern edge of right-of-way of KY HWY 80, being on the western edge of right-of-way of KY HWY 914, being in the line of the existing City Limits of Somerset (Ordinance #12-06, Description 1), being in the line of the existing City Limits of Somerset (Ordinance #12-06, Description 20), having Kentucky State Plane Coordinates of N=1922933.85, E=1983100.80 and being the **POINT OF BEGINNING** for this description;

Thence continuing with the western edge of right-of-way of KY HWY 914 and the existing City Limits of Somerset (Ordinance #12-06, Description 20) the following five (5) calls: S 65°05'31"E - 561.62 feet to an iron pin found (PLS #4048), S 52°46'28"E - 283.63 feet to an iron pin found (PLS #4048), S 58°09'57"E - 328.15 feet to an iron pin found (PLS #4048), S 27°05'30"E - 343.46 feet to an iron pin found (PLS #4048) and S 39°59'00"E - 272.55 feet to an iron pin found (PLS #4048), said iron pin being on the western edge of right-of-way of KY HWY 914, on the line of the existing City Limits of Somerset (Ordinance #12-06, Description 20), being on the northern edge of right-of-way of KY HWY 192 and on the line of the existing Limits of Somerset (Ordinance #12-06, Description 19);

Thence leaving the western edge of right-of-way of KY HWY 914 and the existing City Limits of Somerset (Ordinance #12-06, Description 20) and continuing with the northern edge of right-of-way of KY HWY 192 and the existing City Limits of Somerset (Ordinance #12-06, Description 19) the following eight (8) calls: S 61°59'15"W - 275.82 feet to an iron pin found (PLS #4048), S 71°27'58"W - 95.68 feet to an iron pin found (PLS #4048), S 55°55'29"W - 118.89 feet to an iron pin found (PLS #4048), S 87°56'25"W - 112.42 feet to an iron pin found (PLS #4048), S 76°25'14"W - 369.09 feet to an iron pin found (PLS #4048), S 82°25'47"W - 348.53 feet to an iron pin found (PLS #4048), S 83°04'16"W - 89.61 feet to an iron pin found (PLS #4048) and S 85°14'27"W - 130.70 feet to an iron pin found (PLS #4048), said iron pin being on the northern edge of right-of-way of KY HWY 192 and on the existing Limits of Somerset (Ordinance #12-06, Description 19);

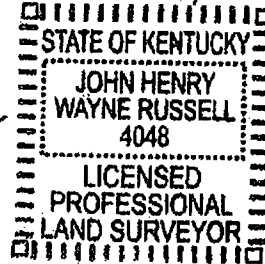
Thence leaving the northern edge of right-of-way of KY HWY 192 and the existing Limits of Somerset (Ordinance #12-06, Description 19) the following four (4) calls: N 05°50'39"E - 140.29 feet to an iron pin found (PLS #4048), N 51°28'19"E - 94.71 feet to an iron pin found (PLS #4048), N 23°17'18"W - 220.94 feet to an iron pin found (PLS #3630) and N 22°42'16"W - 586.19 feet to an iron pin found (PLS

#4048), said iron pin being on the southern edge of right-of-way of KY HWY 80 and on the line of the existing City Limits of Somerset (Ordinance #12-06, Description 1);

Thence continuing with the southern edge of right-of-way of KY HWY 80 and the existing City Limits of Somerset (Ordinance #12-06, Description 1) the following three (3) calls: N 39°37'35"E - 204.75 feet to an iron pin found (PLS #4048), N 33°01'07"E - 158.21 feet to an iron pin found (PLS #4048) and N 27°54'45"E - 280.69 feet **POINT OF BEGINNING** and containing **34.134 acres**.

All bearings are referenced to grid north of the Kentucky State Plane Coordinate System – South Zone (NAD83). Description prepared by AGE Engineering Services, Inc. on 21st day of December 2023 for the intent to annex into the City Limits of Somerset.

*John Henry Wayne Russell*  
12.21-2023





---

LEGAL DESCRIPTION FOR 77.205 ACRES  
PROPOSED ANNEXATION  
CITY OF SOMERSET ORDINANCE \_\_\_\_\_

A certain tract of land lying and being east of Somerset, Kentucky, being adjacent to the existing City of Somerset City Limits and is more particularly described as follows:

**BEGINNING** at an iron pin found (PLS #4048) in the southern edge of right-of-way of KY HWY 192, being in the line of the existing City Limits of Somerset (Ordinance #12-06, Description 19), having Kentucky State Plane Coordinates of N=1921414.56, E=1983275.97 and **being the POINT OF BEGINNING for this description;**

Thence continuing with the southern edge of right-of-way of KY HWY 192 and the existing City Limits of Somerset (Ordinance #12-06, Description 19) the following six (6) calls: N 82°33'23" E - 250.00 feet to an iron pin found (PLS #4048), N 85°27'50" E 105.97 feet to an unmarked point, S 89°31'25" E - 74.87 feet to an iron pin found (PLS #4048), N 82°06'28" E 100.01 feet to an unmarked point, S 86°26'45" E - 122.70 feet to an iron pin found (PLS #4048) and S 81°16'48" E - 482.30 feet to an unmarked point, said unmarked point being a corner to the existing City Limits of Somerset (Ordinance #12-06, Description 19) and being on the southern edge of right-of-way of Marvin Hale Road;

Thence leaving the existing City Limits of Somerset (Ordinance #12-06, Description 19) and continuing along the southern edge of right-of-way of Marvin Hale Road the following two (2) calls: S 81°16'48" E - 43.06 feet to an unmarked point and S 80°03'29" E - 251.08 feet to an iron pin found (PLS #4048), said iron pin found being on the southern edge of right-of-way of Marvin Hale Road, the western edge of right-of-way of KY HWY 914 and being in the line of the existing City Limits of Somerset (Ordinance #12-06, Description 20);

Thence leaving the southern edge of right-of-way of Marvin Hale Road and continuing with the western edge of right-of-way of KY HWY 914 and the existing City Limits of Somerset (Ordinance #12-06, Description 20) S 22°08'58" E - 45.37 feet to a PK found (PLS #3138), said PK being on the western edge of right-of-way of KY HWY 914 and being in the line of the existing City Limits of Somerset (Ordinance #12-06, Description 20);

Thence leaving the western edge of right-of-way of KY HWY 914 and the existing City Limits of Somerset (Ordinance #12-06, Description 20) the following eight (8) calls: S 19°20'15" W - 315.61 feet to an iron pin found (PLS #3138), S 19°52'42" W - 313.11 feet to an iron pin found (PLS #1253), S 19°38'24" W - 248.42 feet to an iron pin found (PLS #1253), S 19°09'16" W - 788.47 feet to an iron pin



found (PLS #4048), S 18°54'16" W - 400.27 feet to an unmarked point, N 59°29'31" W - 1133.39 feet to an iron pin found (PLS #4048), N 85°38'12" W - 680.61 feet to an iron pin found (PLS #4048) and N 18°57'43" W - 410.03 feet to an unmarked point, said unmarked point being on the eastern edge of right-of-way of Beecher Sears Road;

Thence continuing along the eastern edge of right-of-way of Beecher Sears Road the following eleven (11) calls: N 11°26'46" W - 86.55 feet to an unmarked point, N 14°11'45" W - 102.51 feet to an unmarked point, N 15°40'19" W - 77.42 feet to an unmarked point, a curve to the right with a radius 255.62 feet, chord direction of N 05°15'53" W and a chord distance of 99.17 feet to an unmarked point, N 06°53'27" E - 49.47 feet to an unmarked point, a curve to the right with a radius 957.72 feet, chord direction of N 12°25'00" E and a chord distance of 164.16 feet to an unmarked point, N 19°16'05" E - 84.44 feet to an unmarked point, N 19°22'17" E - 55.68 feet to an unmarked point, N 20°49'22" E - 71.26 feet to an unmarked point, N 18°56'17" E - 67.40 feet to an unmarked point and N 18°29'15" E - 12.57 feet to a 2" pipe found, said pipe being of the eastern edge of right-of-way of Beecher Sears Road;

Thence leaving the eastern edge of right-of-way of Beecher Sears Road S 65°52'00" E - 196.78 feet to an iron pin found (5/8" rebar), S 65°33'03" E - 56.80 feet to an iron pin found (5/8" rebar), S 88°03'51" E - 231.50 feet to a t-post found, S 89°19'06" E - 116.82 feet to an iron pin found (5/8" rebar), N 87°54'33" E - 99.93 feet to an iron pin found (PLS #3167), N 85°23'48" E - 99.98 feet to an iron pin found (PLS #3167), N 84°44'18" E - 199.48 feet to an iron pin found (PLS #4048) and N 01°15'14" W - 295.33 feet **POINT OF BEGINNING and containing 77.205 acres.**

All bearings are referenced to grid north of the Kentucky State Plane Coordinate System – South Zone (NAD83). Description prepared by AGE Engineering Services, Inc. on 21st day of December 2023 for the intent to annex into the City Limits of Somerset.



---

LEGAL DESCRIPTION FOR 77.205 ACRES  
PROPOSED ANNEXATION  
CITY OF SOMERSET ORDINANCE \_\_\_\_\_

A certain tract of land lying and being east of Somerset, Kentucky, being adjacent to the existing City of Somerset City Limits and is more particularly described as follows:

**BEGINNING** at an iron pin found (PLS #4048) in the southern edge of right-of-way of KY HWY 192, being in the line of the existing City Limits of Somerset (Ordinance #12-06, Description 19), having Kentucky State Plane Coordinates of N=1921414.56, E=1983275.97 and being the **POINT OF BEGINNING** for this description;

Thence continuing with the southern edge of right-of-way of KY HWY 192 and the existing City Limits of Somerset (Ordinance #12-06, Description 19) the following six (6) calls: N 82°33'23" E - 250.00 feet to an iron pin found (PLS #4048), N 85°27'50" E 105.97 feet to an unmarked point, S 89°31'25" E - 74.87 feet to an iron pin found (PLS #4048), N 82°06'28" E 100.01 feet to an unmarked point, S 86°26'45" E - 122.70 feet to an iron pin found (PLS #4048) and S 81°16'48" E - 482.30 feet to an unmarked point, said unmarked point being a corner to the existing City Limits of Somerset (Ordinance #12-06, Description 19) and being on the southern edge of right-of-way of Marvin Hale Road;

Thence leaving the existing City Limits of Somerset (Ordinance #12-06, Description 19) and continuing along the southern edge of right-of-way of Marvin Hale Road the following two (2) calls: S 81°16'48" E - 43.06 feet to an unmarked point and S 80°03'29" E - 251.08 feet to an iron pin found (PLS #4048), said iron pin found being on the southern edge of right-of-way of Marvin Hale Road, the western edge of right-of-way of KY HWY 914 and being in the line of the existing City Limits of Somerset (Ordinance #12-06, Description 20);

Thence leaving the southern edge of right-of-way of Marvin Hale Road and continuing with the western edge of right-of-way of KY HWY 914 and the existing City Limits of Somerset (Ordinance #12-06, Description 20) S 22°08'58" E - 45.37 feet to a PK found (PLS #3138), said PK being on the western edge of right-of-way of KY HWY 914 and being in the line of the existing City Limits of Somerset (Ordinance #12-06, Description 20);

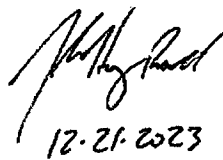
Thence leaving the western edge of right-of-way of KY HWY 914 and the existing City Limits of Somerset (Ordinance #12-06, Description 20) the following eight (8) calls: S 19°20'15" W - 315.61 feet to an iron pin found (PLS #3138), S 19°52'42" W - 313.11 feet to an iron pin found (PLS #1253), S 19°38'24" W - 248.42 feet to an iron pin found (PLS #1253), S 19°09'16" W - 788.47 feet to an iron pin

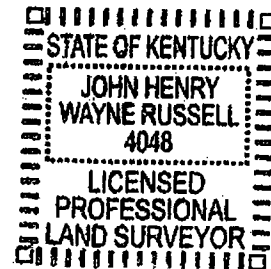
found (PLS #4048), S 18°54'16" W - 400.27 feet to an unmarked point, N 59°29'31" W - 1133.39 feet to an iron pin found (PLS #4048), N 85°38'12" W - 680.61 feet to an iron pin found (PLS #4048) and N 18°57'43" W - 410.03 feet to an unmarked point, said unmarked point being on the eastern edge of right-of-way of Beecher Sears Road;

Thence continuing along the eastern edge of right-of-way of Beecher Sears Road the following eleven (11) calls: N 11°26'46" W - 86.55 feet to an unmarked point, N 14°11'45" W - 102.51 feet to an unmarked point, N 15°40'19" W - 77.42 feet to an unmarked point, a curve to the right with a radius 255.62 feet, chord direction of N 05°15'53" W and a chord distance of 99.17 feet to an unmarked point, N 06°53'27" E - 49.47 feet to an unmarked point, a curve to the right with a radius 957.72 feet, chord direction of N 12°25'00" E and a chord distance of 164.16 feet to an unmarked point, N 19°16'05" E - 84.44 feet to an unmarked point, N 19°22'17" E - 55.68 feet to an unmarked point, N 20°49'22" E - 71.26 feet to an unmarked point, N 18°56'17" E - 67.40 feet to an unmarked point and N 18°29'15" E - 12.57 feet to a 2" pipe found, said pipe being of the eastern edge of right-of-way of Beecher Sears Road;

Thence leaving the eastern edge of right-of-way of Beecher Sears Road S 65°52'00" E - 196.78 feet to an iron pin found (5/8" rebar), S 65°33'03" E - 56.80 feet to an iron pin found (5/8" rebar), S 88°03'51" E - 231.50 feet to a t-post found, S 89°19'06" E - 116.82 feet to an iron pin found (5/8" rebar), N 87°54'33" E - 99.93 feet to an iron pin found (PLS #3167), N 85°23'48" E - 99.98 feet to an iron pin found (PLS #3167), N 84°44'18" E - 199.48 feet to an iron pin found (PLS #4048) and N 01°15'14" W - 295.33 feet **POINT OF BEGINNING** and containing 77.205 acres.

All bearings are referenced to grid north of the Kentucky State Plane Coordinate System – South Zone (NAD83). Description prepared by AGE Engineering Services, Inc. on 21st day of December 2023 for the intent to annex into the City Limits of Somerset.

  
12-21-2023



CITY OF SOMERSET, KENTUCKY  
PLANNING AND ZONING COMMISSION

THE FOLLOWING ARE CONCLUSIONS AND  
RECOMMENDED MAP AMENDMENT FOR  
ANNEXATION NO: 24-01

FOLLOWS THE CONCLUSIONS AND RECOMMENDED MAP FINDINGS OF FACTS,  
CONCLUSIONS AND RECOMMENDED MAP AMENDMENT. THE PRELIMINARY  
FINDINGS OF FACT WERE PREVIOUSLY DISTRIBUTED.

RE: Zone Determination: C M Ford Investments, LLC Hwy 192 Tracts

For Recording purposes,

Listed below are the parties involved in the zone determination of five tracts on Hwy 192  
Somerset, Kentucky being annexed into the corporate limits of the City of Somerset.

PVA Parcels 075-0-0-29 & 075-3-1-01

Party One  
City of Somerset,  
Planning & Zoning Commission  
PO Box 989  
Somerset, Kentucky, 42502

Party Two  
C M Ford Investments, LLC  
PO Box 402  
Somerset, Kentucky, 42502

The Somerset Planning and Zoning Commission has been asked to zone five (5) tracts of land on  
Hwy 192 at or near its intersection with Hwy 914.

The applicant has asked that four (4) of the tracts be zoned Highway Commercial (B-2) and one  
zoned B-1.

The tracts are as follows:

**Tract E**  
80 Hwy 192

This tract is Parcel 075-3-1-01, a 0.304-acre tract at the intersection of Hwy 192 and Bolton  
Hardware Drive. The tract is identified as Tract E on Plat designated Save The Farm Corp/Hazel  
Ledford Estate recorded in Plat Cabinet G Slide 93A.

The petitioner has requested that this tract be zoned B-2.

The comprehensive plan has this tract as residential.

The request is not in compliance with the comprehensive plan.

There were no questions or comments from those attending the meeting during the public hearing

Based on the location-(at the fork of two roads), tract shape (triangular) and lot size (0.304-acre) the future use in the residential sector is unlikely. The location at a fork as well as its triangular shape and size, are hindrances in the residential sector, due to noise pollution and the application of the setbacks would make potential development problematic if vacant.

The continued use in the commercial sector is the most probable, with the renovation of one or both buildings being the most feasible future use.

It is the policy for this commission to rezone properties, in settings such as this, to Neighborhood Commercial B-3. The petitioner is in agreement with this zone and at this time it is recommended that this tract be Zoned Neighborhood Commercial B-3.

The remaining parcels are combined in one PVA parcel; 075-0-0-29

Within this report, they will be referenced in the following manner,

Northwest Tract (Tract B), Triangle Tract (Tract C), Southeast Tract (Tract D), and Southwest Tract (Tract A)

There were numerous questions during the public hearing concerning these tracts, but it was mostly informational in nature, who do you have on this tract, when will it be developed, etc. There were no specific questions or comments pertaining to zoning issues.

#### **Tract B, Tract C & Tract D**

The Northwest Tract (Tract B), the Triangle Tract (Tract C) and the Southeast Tract (Tract D) are designated as Commercial in the Comprehensive Plan. The petitioner has requested that these tracts be Zoned B-2. As this zoning is in agreement with the Comprehensive Plan, it is recommended that these three tracts be zoned B-2 Highway Commercial.

#### **Tract A**

The Southwest Tract (Tract A), is designated as natural, (agricultural or woodlands).

The petitioner has requested that this tract be zone B-1. The petitioners envision this tract being a mixed commercial/residential use area, with commercial buildings residential buildings, and commercial/residential buildings.

The B-1 designation is the only Commercial Zone that allows more than one residence in a building.

With Commercial to the north, east and south, it is felt that the future use should be in the commercial sector as well. As stated above, the B-1 designation also allows residential uses, which the commercial sector is incorporating into many developments in the Commonwealth and nation in the past years. It is recommended that this tract be zoned B-1 Central Business District.

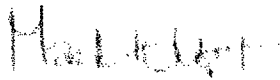
## CONCLUSIONS

The board felt that the proposed zone designations are appropriate, based on the Comprehensive Plan, present improvements and location, or adjoining uses and zone designations of adjoining tracts concluded herein.

The board voted 6-0 on all designations, with Burgin, Floyd, Holland, Lynch, Stringer and Vaught voting in favor off the recommendations stated herein.

A true and correct copy of the, Conclusions and Recommended Map Amendment shall be sent to the City of Somerset City Council for adoption, with the Findings of Facts being distributed earlier.

DONE AND ORDERED this 20<sup>th</sup> day of February 2024.

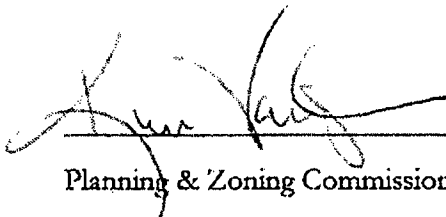


---

Chairman, Planning and Zoning Commission

City of Somerset

ATTEST:



---

Planning & Zoning Commission Clerk

This document was prepared by the staff of the Planning and Zoning Department under the supervision of John Adams, City Attorney

---

City Attorney