

ORDINANCE NUMBER 24- 18

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 ARE HEREBY ANNEXED INTO THE CITY'S CORPORATE LIMITS:

EXHIBIT A THE DELINEATED LAND COMPRISING TRACT 1 ENCOMPASSING 5.258 ACRES SHOWN ON AN ANNEXATION MAP TITLED "ANNEXATION EXTENSION, CITY OF SOMERSET, PARKERS MILL WAY AND MERCURY BOULEVARD." DATED 6/4/24 BY AGE ENGINEERING SERVICES, SAID LAND HAVING PVA LOT DESIGNATION 062-3-1-61.1.

SECTION 2. THE SUBJECT PROPERTY SHALL BE ZONED AS R-1 AS IT IS UNIMPROVED.

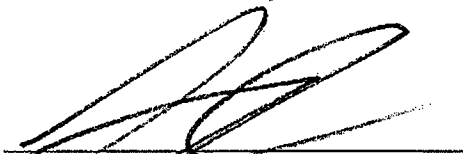
SECTION 3. NOTICE TO PULASKI COUNTY FISCAL COURT WAS GIVEN AFTER THE FIRST READING AND 45 DAYS BEFORE THE SECOND READING. THE FOREGOING CONSTITUTE VALID REQUIREMENTS FOR ANNEXATION.

SECTION 4. THIS ORDINANCE SHALL TAKE EFFECT AFTER ITS PASSAGE AND UPON PUBLICATION BY LAW.

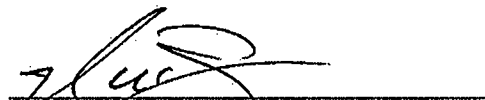
FIRST READING: JULY 8, 2024

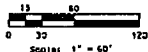
SECOND READING (NOT BEFORE AUGUST 22, 2024): AUGUST 26, 2024

APPROVED:


ALAN L. KECK, MAYOR
CITY OF SOMERSET, KY

ATTEST:

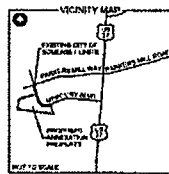

NICK BRADLEY, CITY CLERK



SOURCE OF TITLE
 COUNCIL PULASKI COUNTY, KY
 1177 DEPENDING ON THE DATE OF THE CITY OF SOMERSET
 THERE ALSO PLAY GAMES E. PLUG 2210

PURPOSE OF PLAT
 1177 DEPENDING ON THE DATE OF THE CITY OF SOMERSET

THIS PLAT IS SUBJECT TO ALL APPLICABLE ZONING ORDINANCES AND REGULATIONS OF THE CITY OF SOMERSET, KENTUCKY.



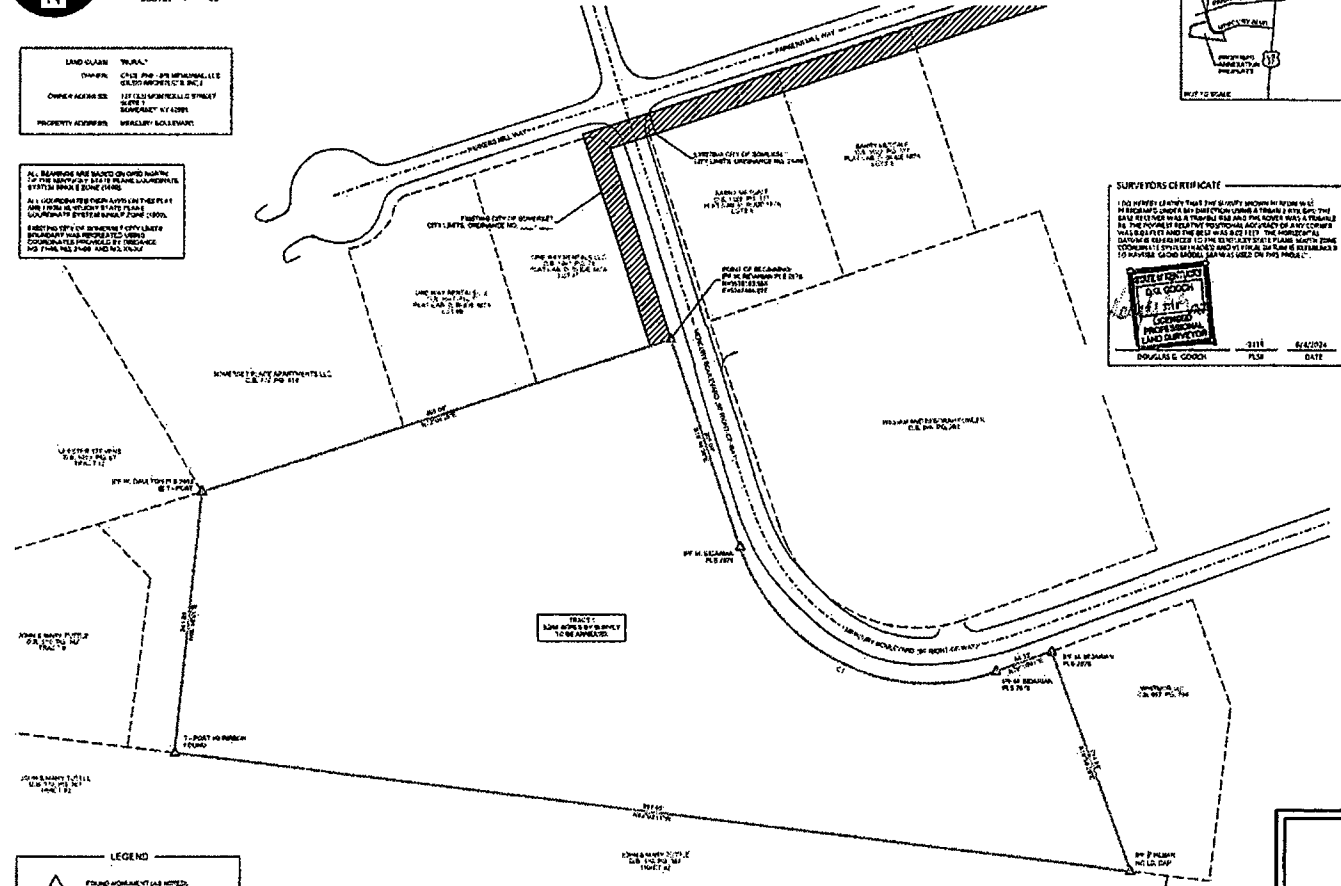
LAND OWNER "MURRAY"
 OWNER: CHS PROPERTIES INC. 11111
 OWNER ADDRESS: 11111 SOMERSET BLVD. SUITE 200
 PROPERTY ADDRESS: MERCURY BOULEVARD

ALL RECORDS ARE SAID TO BE ON FILE WITH THE COUNTY CLERK'S OFFICE IN THE CITY OF SOMERSET, KY.
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SURVEYORS CERTIFICATE

I DO HEREBY CERTIFY THAT THE SURVEY WORK HAS BEEN DONE BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND THAT THE SAID SURVEY WORK IS TRUE AND CORRECT AND THAT THE SAID SURVEY WORK IS THE PROPERTY OF THE SURVEYOR AND THAT THE SAID SURVEY WORK IS NOT TO BE USED FOR ANY OTHER PURPOSE WITHOUT THE WRITTEN CONSENT OF THE SURVEYOR AND THAT THE SAID SURVEY WORK IS NOT TO BE USED FOR ANY OTHER PURPOSE WITHOUT THE WRITTEN CONSENT OF THE SURVEYOR AND THAT THE SAID SURVEY WORK IS NOT TO BE USED FOR ANY OTHER PURPOSE WITHOUT THE WRITTEN CONSENT OF THE SURVEYOR.

DOUGLAS & GOUGH
 3118
 PLS DATE 04/20/24



LEGEND

△ FOUND MONUMENTS AS NOTED

--- HAZARD LINES OF ADJ. SURVEY

--- ADJUTING PROPERTY BOUNDARY LINES PER RECORDS OF SURVEY

▬ LIVING OFF-ROAD

CURVE TABLE			
CURVE	RADIUS	ARC LENGTH	CHORD BEARING
C1	149.07	794.11	S64°14'00" W
			794.12

DATE: 04/20/24
 SCALE: 1" = 60'
 DRAWN BY: DLS
 APPROVED BY: DOUGLAS & GOUGH
 PLAT NAME: 237-0002

**ANNEXATION EXTENSION
 CITY OF SOMERSET
 PARKERS MILL WAY & MERCURY BOULEVARD
 SOMERSET, PULASKI COUNTY, KENTUCKY**

P.O. BOX 224
 1111 SOMERSET BLVD.
 PHONE: (606) 355-0967
 FAX: (606) 355-1097

AGE
 SURVEY SERVICES, INC.



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, Cecil Phillips Memorial, LLC, Derek Phillips, formally request annexation

of my property located at Mercury Boulevard

into the City of Somerset.

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

I also request that this property be zoned _____.

Signature

6/11/2024

Date



LEGAL DESCRIPTION FOR 5.258 ACRES
PROPOSED ANNEXATION
CITY OF SOMERSET ORDINANCE 24-06

This being the property acquired by the Cecil Phillips Memorial, LLC dated the 5th day of January, 2023 by deed of conveyance from Mercury Development, LLC being a part of the same property conveyed to Mercury Development, LLC from Edward L. Sherman, single, and individually as trustee under the testamentary trust of the late Helen N. Sherman, and Edward L. Sherman, as Attorney in Fact for Dalbert Sherman, single, by deed dated February 12, 1999, of record in Deed Book 631, Page 523, Pulaski County Clerk's Office, Kentucky.

BEGINNING at an iron pin with a red plastic cap stamped M. Bidarian PLS. 2876 in the western edge of the Mercury Boulevard right-of-way, said point being a common corner to the Cecil Phillips Memorial, LLC (Deed Book 1068, Page 533; Plat Cabinet G, Slide 237C) and One Way Rentals, LLC (Deed Book 1047, Page 71; Plat Cabinet D, Slide 187A; Lot #7) properties, said point also being a corner of the Existing City Limits of the City of Somerset (Ordinance No. 24 - 06) and having Kentucky Single Zone State Plane Coordinates of N=3539183.855, E=5247464.227 and being the **POINT OF BEGINNING** for this description;

Thence leaving the property of One Way Rentals, LLC (Deed Book 1047, Page 71; Plat Cabinet D, Slide 187A; Lot #7) and continuing along the western right-of-way of Mercury Boulevard and the property of Cecil Phillips Memorial, LLC (Deed Book 1068, Page 533; Plat Cabinet G, Slide 237C) for the following three (3) calls: S18°44'06"E for a distance of 201.04' to an iron pin with a red plastic cap stamped M. Bidarian PLS. 2876 found, thence with a curve to the left with a radius of 185.00', an arc length of 294.11', a chord bearing of S64°16'40"E, and a chord distance of 264.10' to an iron pin with a red plastic cap stamped M. Bidarian PLS. 2876 found, thence N70°10'41"E for a distance of 54.32' to an iron pin with a red plastic cap stamped M. Bidarian PLS. 2876 found at the corner of the Cecil Phillips Memorial, LLC (Deed Book 1068, Page 533; Plat Cabinet G, Slide 237C) and Whitmor, LLC (Deed Book 867, Page 704) properties.

Thence leaving the western edge of right-of-way of Mercury Boulevard and continuing along the property line of the Phillips Memorial, LLC (Deed Book 1068, Page 533; Plat Cabinet G, Slide 237C) and Whitmor, LLC (Deed Book 867, Page 704) properties S19°58'28"E for a distance of 214.88' to a half-inch iron pin with no identification cap found at the corner of the Cecil Phillips Memorial, LLC (Deed Book 1068, Page 533; Plat Cabinet G, Slide 237C), Whitmor, LLC (Deed Book 867, Page 704), and John & Mary Tuttle (Deed Book 370, Page 367) properties.

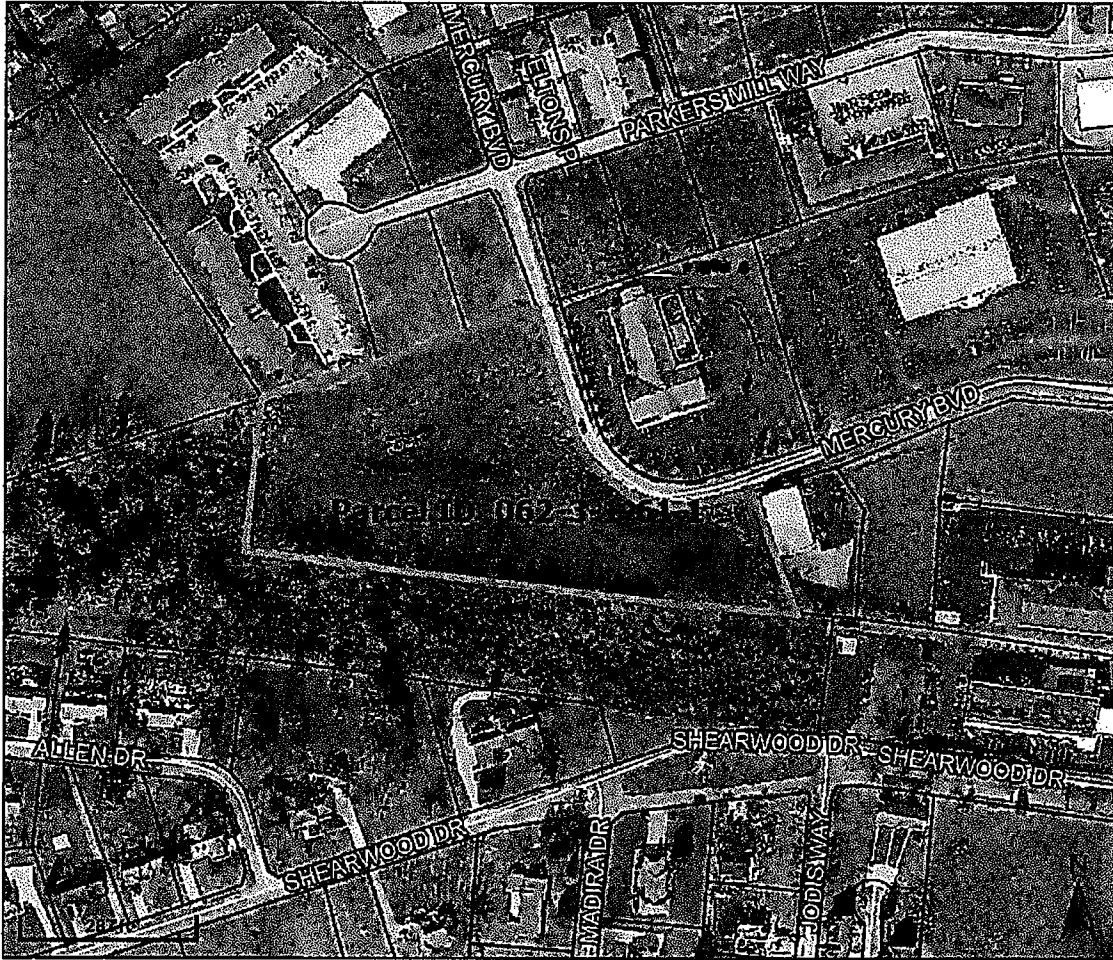
Thence leaving the corner of the Cecil Phillips Memorial, LLC (Deed Book 1068, Page 533; Plat Cabinet G, Slide 237C), Whitmor, LLC (Deed Book 867, Page 704), John & Mary Tuttle (Deed Book 370, Page 367) properties and following along the properties of Phillips Memorial, LLC (Deed Book

1068, Page 533; Plat Cabinet G, Slide 237C) and John & Mary Tuttle (Deed Book 370, Page 367) N83°03'11"W for a distance of 891.52' to a steel T-post found at the corner of Phillips Memorial, LLC (Deed Book 1068, Page 533; Plat Cabinet G, Slide 237C) and John & Mary Tuttle (Deed Book 370, Page 367); thence continuing N05°56'01"E for a distance of 241.95' to an iron pin with a cap stamped W. Daulton PLS 2463 found at a steel T-post at the corner of the Phillips Memorial, LLC (Deed Book 1068, Page 533; Plat Cabinet G, Slide 237C), John & Mary Tuttle (Deed Book 370, Page 367), Chester Stevens (Deed Book 1013, Page 57), and Somerset Place Apartments, LLC (Deed Book 772, Page 514) properties.

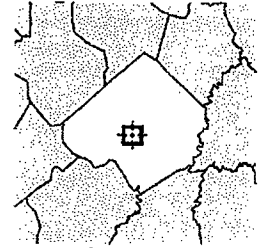
Thence leaving the corner of the Cecil Phillips Memorial, LLC (Deed Book 1068, Page 533; Plat Cabinet G, Slide 237C), John & Mary Tuttle (Deed Book 370, Page 367) Chester Stevens (Deed Book 1013, Page 57), and Somerset Place Apartments, LLC (Deed Book 772, Page 514) properties and following along the properties of Cecil Phillips Memorial, LLC (Deed Book 1068, Page 533; Plat Cabinet G, Slide 237C), Somerset Place Apartments, LLC (Deed Book 772, Page 514), and One Way Rentals, LLC (Deed Book 1047, Page 71; Plat Cabinet D, Slide 187A; Lot #7 & #8) N72°04'25"E for a distance of 455.04' to a steel rebar with a red plastic cap stamped M. Bidarian PLS. 2876 found and also being **the POINT OF BEGINNING for this description.** The description described hereon for annexation into the City of Somerset city limits having a total area of 5.258 acres (229,058.511 Square Feet).

All bearings are referenced to grid north of the Kentucky Plane Coordinate System – Single Zone (NAD83).

This description was prepared by AGE Engineering Services, Inc. on the 4th day of June, 2024.



Overview



Legend

- Parcels
- Roads
- Land hook

Parcel ID	062-3-1-61.1	Mailing Address	CECIL PHILLIPS MEMORIAL LLC	Total Value	\$0	Last 2 Sales		
Class	COMMERCIAL		127 OLD MONTICELLO ST STE 1	Date	Price	Reason	Qual	
Taxing District	11		SOMERSET, KY 42501	1/5/2023	\$350000	A	U	
Acres/Lot	5.26	Physical Address	MERCURY BLVD					
			Pulaski County					

Brief 5.26 AC MERCURY BLVD
Tax Description (Note: Not to be used on legal documents)

Date created: 6/13/2024
 Last Data Uploaded: 6/12/2024 8:22:52 PM