

ORDINANCE NUMBER 24- 25

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 A TRACT OF LAND 1.224 ACRES SHOWN ON ANNEXATION MAP TITLED "ANNEXATION PLAT CUMBERLAND DEVELOPERS 3 600 ENTERPRISE DRIVE" DATED 8/12/24 AGE ENGINEERING SERVICES, INC. LAND HAVING PVA LOT DESIGNATION 063-4-1-24 AND 063-4-1-23.

SECTION 2. THE PROPERTY IS COMMERCIAL SUITED BUT IS VACANT AND COMES IN BY ORDINANCE AS R-1.

SECTION 3. NOTICE TO PULASKI COUNTY FISCAL COURT WAS GIVEN AFTER THE FIRST READING AND 45 DAYS BEFORE THE SECOND READING.

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

FIRST READING: SEPTEMBER 9, 2024

SECOND READING (OCTOBER 24, 2024): OCTOBER 28, 2024

APPROVED:


ALAN L. KECK, MAYOR
CITY OF SOMERSET, KY

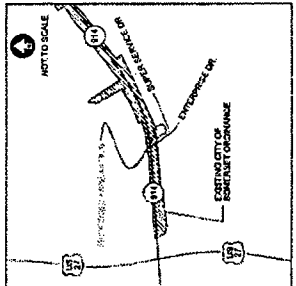
ATTEST:


NICK BRADLEY, CITY CLERK

DATE: 8/12/2024
 SCALE: 1" = 30'
 DRAWN BY: J.E.M.
 APPROVED BY: G.OOCH
 FILENAME: 23-23 ANEX

**ANNEXATION PLAN
 CUMBERLAND DEVELOPERS 3
 600 ENTERPRISE DR.
 SOMERSET, PULASKI COUNTY, KENTUCKY**

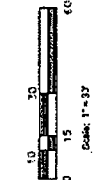
WCE
ENGINEERING SERVICES, INC.
 P.O. BOX 204
 STANFORD, KY 40484
 PHONE (606) 365-8362
 FAX (606) 365-1097



APPROVED BY THE
 CITY OF SOMERSET
 AUGUST 12, 2024

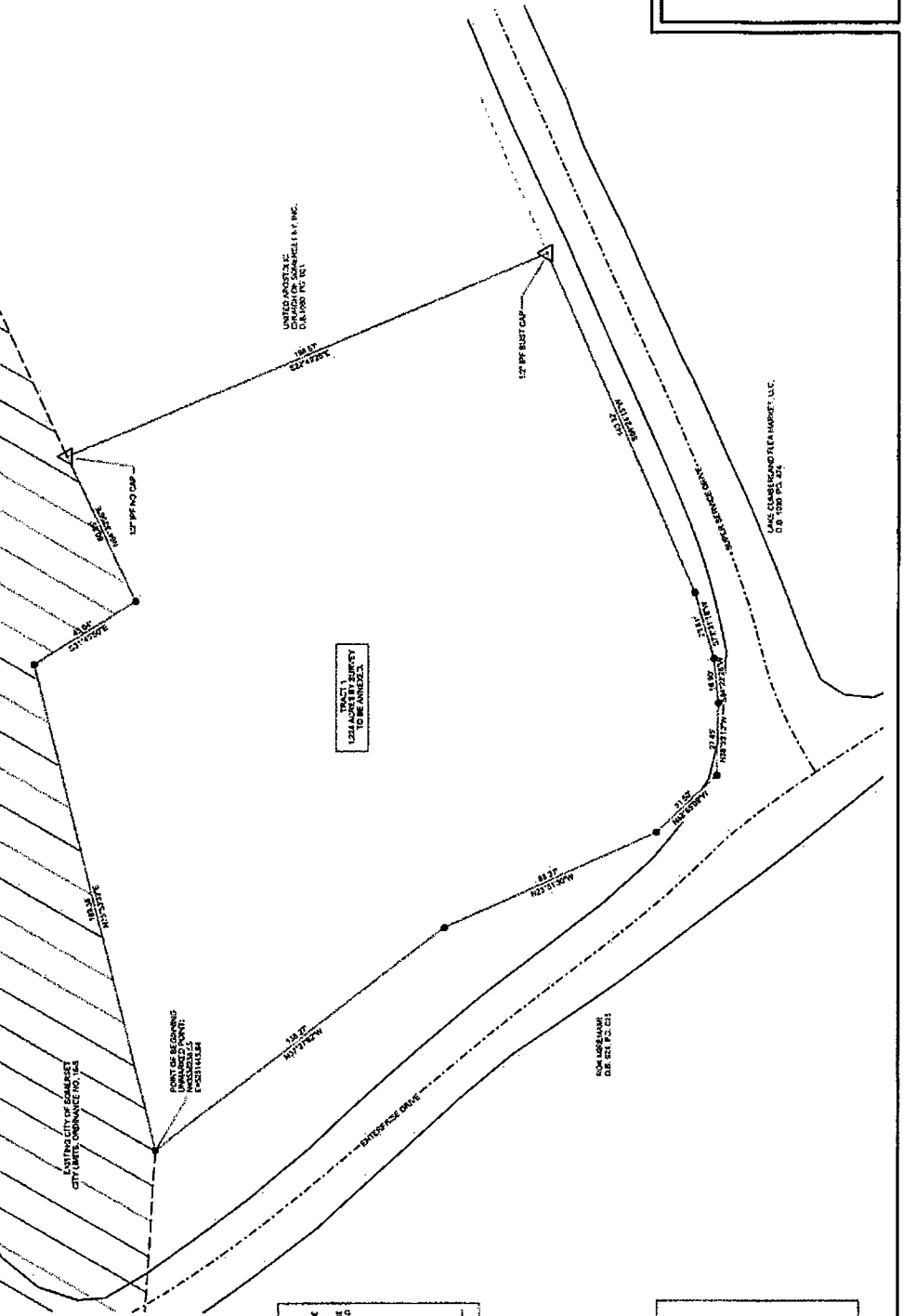
PURPOSE OF PLAN
 1) TO DEFINE 1.281 ACRE TRACT TO BE ANNEXED INTO THE CITY OF SOMERSET.

SOURCE OF TITLE
 CUMBERLAND DEVELOPERS 3, LLC
 600 ENTERPRISE DR.
 SOMERSET, KY 40484



LAND CLASS: "RURAL"
OWNER: CUMBERLAND DEVELOPERS 3, LLC
OWNER ADDRESS: 600 ENTERPRISE DR. SOMERSET, KY 40484
PROPERTY ADDRESS: 600 ENTERPRISE DR.

ALL MEASUREMENTS ARE BASED ON GRID NORTH.
 ALL COORDINATES ARE IN THE COORDINATE SYSTEM OF THE STATE OF KENTUCKY.
 ALL COORDINATES DISPLAYED ON THIS PLAN ARE FROM THE STATE PLANE (NAD 83) COORDINATE SYSTEM.
 EXISTING CITY OF SOMERSET CITY LIMITS BOUNDARY WAS RECORDED UNDER NO. 14.



SURVEYORS CERTIFICATE
 I, GUY O. COOPER, STATE REGISTERED SURVEYOR NO. 1304, DO HEREBY CERTIFY THAT THE FOREGOING SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE PROVISIONS OF THE KENTUCKY SURVEYING ACT, CHAPTER 130, KRS, AND THAT THE SURVEY WAS ACCURATELY PERFORMED AND THE RESULTS ARE CORRECT.
 DATE: 8/12/2024
 SIGNATURE: Guy O. Cooper
 TITLE: Registered Professional Surveyor

- LEGEND**
- ANNEXATION CORNER AND ADJACENT SET
 - ▲ FOUND MONUMENT (AS NOTED)
 - ANNEXATION LINES OF A.S.E. SURVEY
 - - - - - ADJACENT PROPERTY BOUNDARY LINES PER BEING DESCRIPTIONS
 - EXISTING CITY LIMITS

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



PHONE 606.365.8362
FAX 606.365.1097

LEGAL DESCRIPTION FOR 1.224 ACRES
PROPOSED ANNEXATION
CITY OF SOMERSET ORDINANCE 24-25

This being the property acquired by the Cumberland Developers 3, LLC dated the 24th day of November 2023 by deed of conveyance from Orion Properties, LLC (Deed Book 1085, Page 634)

BEGINNING at an unmarked point on the edge of the southern right-of-way of the Kentucky 914 Bypass, said point being a common corner to the Cumberland Developers 3, LLC (Deed Book 1085, Page 634) and the eastern right-of-way of Enterprise Drive, said point also being a corner of the Existing City Limits of the City of Somerset (Ordinance No. 16-5) and having Kentucky Single Zone State Plane Coordinates of N=3536238.55, E=5251445.84 and being the **POINT OF BEGINNING** for this description;

Thence leaving the eastern edge of right-of-way of Enterprise Drive, and continuing along the southern right-of-way of Kentucky 914 Bypass and the property of Cumberland Developers 3, LLC (Deed Book 1085, Page 634) for the following three (3) calls: N75°53'39"E for a distance of 189.36' to an unmarked point at the corner of the right-of-way fence, thence S31°45'50"E for a distance of 45.04' to an unmarked point at the corner of the right-of-way fence, thence N64°30'56"E for a distance of 60.35' to a half-inch iron pin with no Identification cap, found at the corner of the Cumberland Developers 3, LLC (Deed Book 1085, Page 634) and United Apostolic Church of Somerset KY, INC (Deed Book 1060, Page 001).

Thence leaving the southern edge of right-of-way of Kentucky 914 Bypass and continuing along the common property line of the Cumberland Developers 3, LLC (Deed Book 1085, Page 634) and United Apostolic Church of Somerset KY, INC (Deed Book 1060, Page 001) properties S22°49'25"E for a distance of 198.57' to a half-inch iron pin with a busted identification cap, found at the corner of the Cumberland Developers 3, LLC (Deed Book 1085, Page 634) and United Apostolic Church of Somerset KY, INC (Deed Book 1060, Page 001) properties.

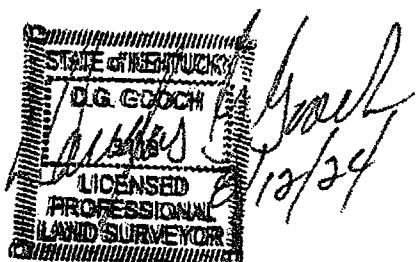
Thence leaving the corner of the Cumberland Developers 3, LLC (Deed Book 1085, Page 634), United Apostolic Church of Somerset KY, INC (Deed Book 1060, Page 001) properties and following along the northern edge of right-of-way of Super Service Drive and along the property line of the Cumberland Developers 3, LLC (Deed Book 1085, Page 634) for the following four (4) calls: S66°24'15"W for a distance of 140.32' to an unmarked point, thence S73°31'18"W for a distance of 25.81' to an unmarked point, thence S84°22'26"W for a distance of 16.90' to an unmarked point, thence N88°33'10"W for a distance of 27.45' to an unmarked point.

Thence leaving the northern edge of right-of-way of Super Service Drive and continuing along the eastern edge of the right-of-way of Enterprise Drive and the property line of the Cumberland Developers 3, LLC (Deed Book 1085, Page 634) for the following three (3) calls: N42°55'09"W for a distance of 31.50' to an unmarked point, thence N23°51'30"W for a distance of 88.37' to an unmarked point, thence N37°27'02"W for a distance of 138.27' to an unmarked point at the corner of the right-of-way fence 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 1.224 acres (53,317.44 Square Feet).

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

This annexation ordinance description was created from a combination of field survey work and recreation of deed descriptions by Doug Gooch, AGE Engineering Services, Inc.,

Kentucky P.L.S. #3118, dated the 12th day of August, 2024.





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, Cumberland Developers 3, formally request annexation

of my property located at 600 Enterprise DR.

into the City of Somerset.

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

I also request that this property be zoned Bz.

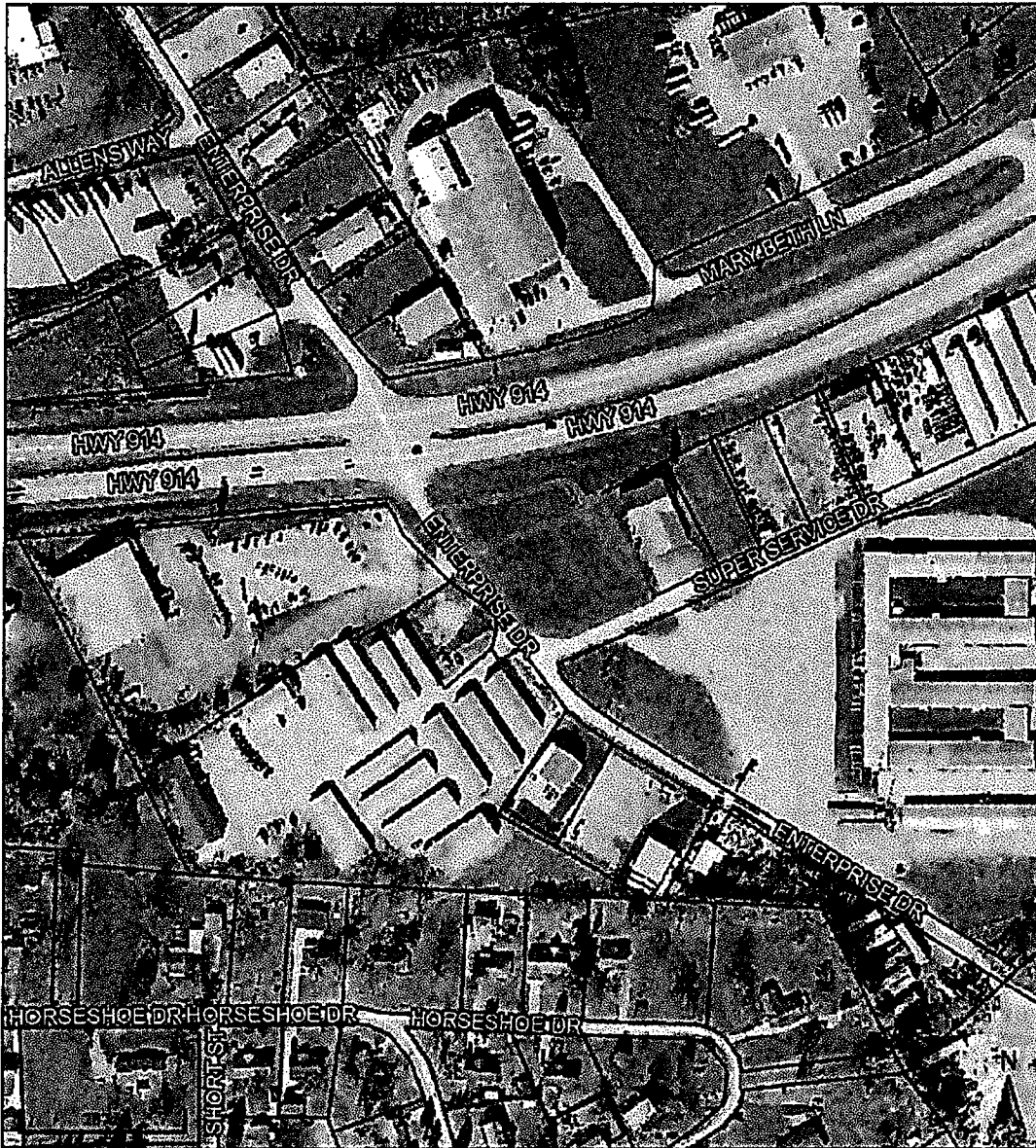
Signature

09/04/2024

Date



Pulaski County, KY PVA



Legend

- Parcels
- Roads
- Land hook

Parcel ID	063-4-1-24	Mailing	CUMBERLAND DEVELOPERS 3	Total	\$6,000	Last 2 Sales			
Class	COMMERCIAL	Address	LLC	Value		Date	Price	Reason	Qual
Taxing District	11		500 N HWY 27			11/24/2023	\$295000	K	U
			SOMERSET, KY 42503			5/23/2019	\$355000	K	U
Acres/Lot	1.0	Physical	ENTERPRISE DR						
		Address	Pulaski County						

Brief Tax Description: LT 66 PT 2 IND RD PROP TRST SEC 4

(Note: Not to be used on legal documents)

Parcel ID 063-4-1-24
 and
 Parcel ID 063-4-1-23