

**Ordinance Number 22-02**

**AN ORDINANCE TO THE CITY OF SOMERSET, KENTUCKY, ANNEXING PROPERTY AS DESCRIBED BELOW, AND IN ATTACHMENTS TO THIS ORDINANCE, AND KNOWN AS THE APPHARVEST SOMERSET FACILITY.**

Whereas, annexation request forms have been submitted by the property owner, and the forms have been accepted by the City of Somerset as completed; and the property owners 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, the City of Somerset has all documents and records needed to proceed with annexation of the properties into the corporate limits of the City of Somerset;

Whereas, the property is being improved with a commercial greenhouse and related facilities by Appharvest, Inc., an agricultural company, and the same represents an expansion of the industrial uses near the property, and the intended use being agricultural in nature proper and meeting the “special provisions for agricultural areas” under the Somerset Zoning Ordinance, it is proper to be classified under the City of Somerset’s Zoning Ordinance, as I-2 but subject to the agricultural area provisions of 4.13 of the City of Somerset’s Zoning Ordinance.

Whereas, the properties meet all requirements for annexation as set forth in KRS and all other applicable law;

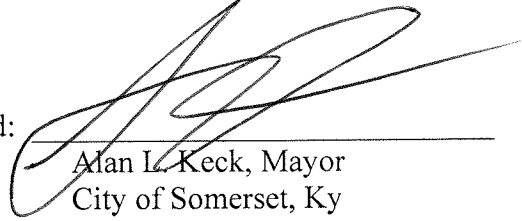
Now therefore, be it ordained by the City of Somerset, Kentucky:

- Section 1. That the property described in attachments hereto and below, attachments incorporated in full by reference, are hereby annexed into the City’s corporate limits:
- Exhibit A: Plat titled “Annexation Plat, Appharvest Pulaski” by Thoroughbred Design, Engineering, Construct Dated 5/11/2022, said land having 171.02 acres.
- Said Property’s PVA designation is Parcel number 102-0-2-12.3
- Section 2. The property shall be Zoned I-2, but subject to the Agricultural Area provisions of 4.13 of the Somerset Zoning Ordinance.
- Section 3. This ordinance shall take effect after its passage and upon publication by law.

First Reading: January 10, 2022

Second Reading: February 14, 2022

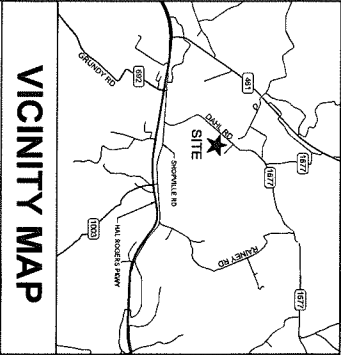
Approved: \_\_\_\_\_

  
Alan L. Keck, Mayor  
City of Somerset, Ky

Attest: \_\_\_\_\_



Nick Bradley, City Clerk



**PROPERTY OWNER**  
 APPHARVEST PULASKI FARM, LLC  
 221 COMPANY LLC  
 221 COMPANY LLC  
 SUMMER VENTURE 4250  
 6250 BOON ROAD, SUITE 200

**SITE STATISTICS**  
 PVA # 100-0-133  
 ACRES: 171.02

**GENERAL NOTES OF ACCURACY**

1. LOCATION SHOWN ON THIS PLAN IS BASED ON THE DATA PROVIDED BY THE PROPERTY OWNER AND THE SURVEYOR. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND HAS FOUND THE DATA TO BE REASONABLY ACCURATE. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND HAS FOUND THE DATA TO BE REASONABLY ACCURATE. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND HAS FOUND THE DATA TO BE REASONABLY ACCURATE.

**DATE: 2021-05-11**

**CLIENT:** APPHARVEST PULASKI FARM, LLC  
 221 COMPANY LLC  
 221 COMPANY LLC  
 SUMMER VENTURE 4250  
 6250 BOON ROAD, SUITE 200

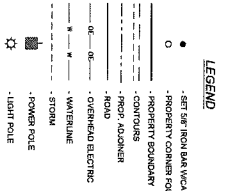
**DATE OF SURVEY:** 2021-04-27

**SURVEY NOTES**

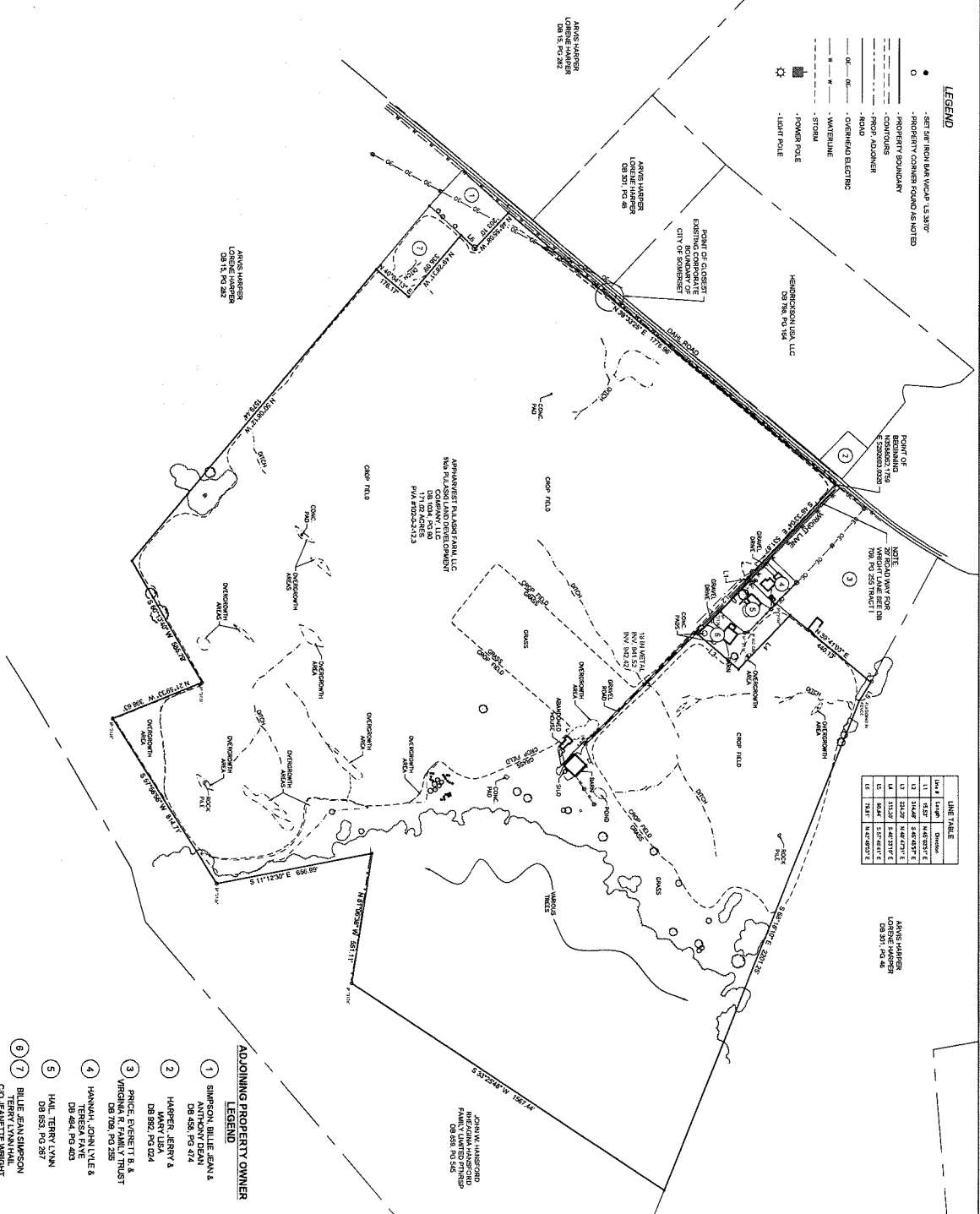
SURVEY PERFORMED BY THOROUGHBRED ENGINEERING, INC. FOR THE PROPERTY OWNER. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND HAS FOUND THE DATA TO BE REASONABLY ACCURATE. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND HAS FOUND THE DATA TO BE REASONABLY ACCURATE.

**ADDITIONAL SURVEY NOTES**

1. PURPOSE: THIS SURVEY WAS CONDUCTED TO DETERMINE THE BOUNDARIES OF THE PROPERTY AND TO IDENTIFY ANY ENCROACHMENTS OR EASEMENTS. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND HAS FOUND THE DATA TO BE REASONABLY ACCURATE.
2. METHODOLOGY: THE SURVEY WAS CONDUCTED USING GPS SURVEYING TECHNIQUES. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND HAS FOUND THE DATA TO BE REASONABLY ACCURATE.
3. ACCURACY: THE SURVEY IS ACCURATE TO WITHIN 0.1 FEET. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND HAS FOUND THE DATA TO BE REASONABLY ACCURATE.
4. CURRENTLY DATA REGARDING UTILITIES AND EASEMENTS WERE OBTAINED FROM LOCAL AND FEDERAL GOVERNMENT AGENCIES.
5. DUE TO THE NATURE OF THIS SURVEY, THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND HAS FOUND THE DATA TO BE REASONABLY ACCURATE.



LINE TABLE	LINE TYPE	THICKNESS
L1	1/8" DASH	1/8"
L2	3/16" DASH	3/16"
L3	1/4" DASH	1/4"
L4	5/16" DASH	5/16"
L5	3/8" DASH	3/8"
L6	1/2" DASH	1/2"
L7	5/8" DASH	5/8"
L8	3/4" DASH	3/4"
L9	7/8" DASH	7/8"
L10	1" DASH	1"



**NOTE:**  
 PROPERTY OWNERSHIP INFORMATION PROVIDED HEREIN IS FOR INFORMATIONAL PURPOSES ONLY. IT IS NOT INTENDED TO BE USED AS A BASIS FOR ANY LEGAL ACTION. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND HAS FOUND THE DATA TO BE REASONABLY ACCURATE.



**ANNEXATION PLAT**  
**APPHARVEST PULASKI FARM, LLC**

112 WRIGHT LANE, SOMERSET, PULASKI COUNTY, KENTUCKY 42503

**THOROUGHBRED**  
 DESIGN | ENGINEER | CONSTRUCT

P.O. BOX 481 LEXINGTON, KY 40588  
 (859) 785-0383  
 CIVIL DESIGN, LAND SURVEYING,  
 GEOTECHNICAL ENGINEERING, DRILLING SERVICES,  
 IBC SPECIAL INSPECTIONS, MATERIAL TESTING,  
 CM-CEI CONSTRUCTION SERVICES

NO.	DATE	DESCRIPTION
1	5-11-2021	ISSUED FOR REVIEW
2	5-11-2021	ISSUED FOR REVIEW
3	5-11-2021	ISSUED FOR REVIEW
4	5-11-2021	ISSUED FOR REVIEW
5	5-11-2021	ISSUED FOR REVIEW
6	5-11-2021	ISSUED FOR REVIEW
7	5-11-2021	ISSUED FOR REVIEW
8	5-11-2021	ISSUED FOR REVIEW
9	5-11-2021	ISSUED FOR REVIEW
10	5-11-2021	ISSUED FOR REVIEW

### Parcel A Annexation

A certain tract of land lying in Pulaski County, Kentucky at the intersection of Dahl Road and Wright Lane and being more particularly described as follows:

Beginning at the intersection of Dahl Road and Wright Lane, said point being on the east side of Dahl Road and the south side of Wright Lane, said point being monumented by an iron pin (set) with cap stamped "LS3870";

Thence with the south side of Wright Lane, South 46°33'04" East a distance of 531.87 feet to a point monumented by an iron pin (set) with cap stamped "LS3870";

Thence crossing Wright Lane to the north side, North 45°03'51" East a distance of 15.53 feet to a point monumented by an iron pin (set) with cap stamped "LS3870", said point being common to Hail (now or formerly);

Thence with the north side of Wright Lane, South 45°45'57" East a distance of 362.71 feet to an iron pin (set) with cap stamped "LS3870";

Thence leaving the north side of Wright Lane and through the property for two (2) calls:

North 40°47'31" East a distance of 147.25 feet to an iron pin (set) with cap stamped "LS3870";

Thence North 46°23'10" West a distance of 359.91 feet to an iron pin (found) with cap stamped "3138", said point being common to Price (now or formerly);

Thence leaving with Price (now or formerly), North 39°41'03" East a distance of 517.69 feet to a post, said point being common to Harper (now or formerly);

Thence with Harper (now or formerly) for the following two (2) calls:

South 57°48'41" East a distance of 90.84 feet to a point;

Thence South 68°18'10" East a distance of 2,201.25 feet to a point monumented by an iron pin (set) with cap stamped "LS3870", said point being common to Hansford (now or formerly);

Thence with Hansford (now or formerly) for the following seven (7) calls:

South 33°25'48" West a distance of 1,567.44 feet to an iron pin (found) with cap stamped "3138";

Thence North 81°06'36" West a distance of 551.11 feet to an iron pin (set) with cap stamped "LS3870";

Thence South 11°12'30" East a distance of 656.99 feet to an iron pin (found) with cap stamped "3138";

Thence South 57°56'56" West a distance of 814.71 feet to an iron pin (found) with cap stamped "3138";

Thence North 21°59'33" West a distance of 398.63 feet to an iron pin (found) with cap stamped "3138";

Thence South 60°13'40" West a distance of 585.79 feet to an iron pin (set) with cap stamped "LS3870";

Thence North 50°08'12" West a distance of 1,924.21 feet to an iron pin (set) with cap stamped "LS3870", said point being common to Simpson (now or formerly);

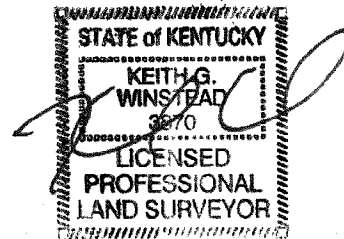
Thence with Simpson (now or formerly) for the following two calls:

North 42°49'53" East a distance of 260.21 feet to an iron pin (set) with cap stamped "LS3870";

Thence North 46°55'08" West a distance of 203.10 feet to an iron pin (set) with cap stamped "LS3870", said point being in the east side of Dahl Road;

Thence along the east side of Dahl Road, North 39°33'25" East a distance of 1,776.96 feet to the point of beginning and having an area of 172.80 acres.

The above description was prepared by Keith Winstead, PLS 3870, Thoroughbred, P.O. Box 481, Lexington, KY 40508.





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

**ANNEXATION REQUEST FORM**

**I, APPHARVEST PULASKI FARM, LLC (F/K/A PULASKI LAND DEVELOPMENT COMPANY, LLC), A DELAWARE LIMITED LIABILITY COMPANY**, formally request annexation

of my property located at **DAHL ROAD, BEING PARCEL A AS SHOWN ON PLAT CABINET G, SLIDE 123D, SEE DEED BOOK 1034, PAGE 90 (PVA PARCEL # 102-0-2-12.3)**

into the City of Somerset.

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

I also request that this property be zoned **I-2 (subject to agricultural use exception and special provisions for agricultural areas)**

Signature

1/10/22  
Date