

ORDINANCE NUMBER 24-33

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, 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 PARCEL OF LAND COMPRISING A TRACT OF 8.70 ACRES SHOWN ON ANNEXATION MAP TITLED "CITY OF SOMERSET ORDINANCE 24-33" DATED 11/04/24 BY JD LAND SURVEYING, INC. THE PROPERTY IS LOCATED ON THURMAN ROAD AND HAS THE PVA PARCEL #049-0-0-5.7.

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

SECTION 3. A 45 DAY WAITING PERIOD WAS OBSERVED.

SECTION 4. THIS ORDINANCE SHALL TAKE EFFECT AFTER ITS

PASSAGE AND UPON PUBLICATION BY LAW.

FIRST READING:

DECEMBER 9, 2024

SECOND READING (NOT BEFORE JANUARY 23, 2024):

FEBRUARY 10, 2025

APPROVED:



ALAN L. KECK, MAYOR  
CITY OF SOMERSET, KY

ATTEST:



NICK BRADLEY, CITY CLERK



**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, Menlo Farms LLC, formally request annexation

of my property located at 500 Thurman Rd., Somerset, KY 42503, portion thereof as per plat (excludes building 101)

into the City of Somerset.

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

I also request that this property be zoned B2 (Commercial)

Signature

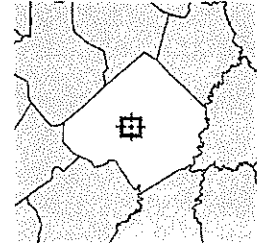
11/12/2024

Date








Overview



Legend

-  Parcels
-  Roads
-  Land hook

Parcel ID	049-0-0-05.7	Mailing Address	MENLO FARMS LLC	Total Value	\$175,000	Last 2 Sales			
Class	COMMERCIAL		502 N MAIN ST			Date	Price	Reason	Qual
Taxing District	11		SOMERSET, KY 42502			2/15/2023	\$175000	A	U
Acres/Lot	15.69	Physical Address	500 THURMAN RD			12/2/2022	\$176000	A	U
			Pulaski County						

**Brief Tax Description** TR A TAYLOR FAMILY ACRES LLC (REV OF PAR 6 & 7) 15.69 AC  
 {Note: Not to be used on legal documents}

Date created: 11/12/2024  
 Last Data Uploaded: 11/11/2024 8:17:05 PM

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## EXHIBIT "A"

City of Somerset, KY. Annexation Ordinance No. 24-33

### DESCRIPTION

A certain tract or parcel of land lying on the east side of Thurman Road in Somerset, Kentucky, County of Pulaski and is more particularly described as follows:

Unless stated otherwise, any monument referred to herein as "pin and cap" is a set 5/8" diameter steel rebar, eighteen (18") inches in length, with a red plastic survey cap stamped "J.C.D. PLS 3138". All bearings shown hereon were correlated to Grid North Kentucky SPC (1600) Single Zone, per GPS observations as observed on October 15th, 2014.

**BEGINNING** at a "pin and cap" located on the east 40.0' right-of-way of Thurman Road (no road deed found), said "pin and cap" being a corner to JAL Holdings, Inc. (deed book 1067, page 108) and a corner to the existing City Limits of Somerset (Ordinance No. 24-32) and "pin and cap" having a Kentucky Single Zone State Plane Coordinates of N: 3,555,775.06, E: 5,245,271.74; Thence in part with the existing City Limits of Somerset and JAL Holdings, Inc., S 79°20'23" E a distance of 1,286.44' to a "pin and cap" being a common corner to Lots 16 and 17 of Ridge Hill Trails (plat cabinet D, slide 041); Thence with Lot 16, S 28°23'10" W a distance of 93.98' to a found 1/2" rebar with a red plastic survey cap stamped W. Daulton 2463, being a corner to Lot 15; Thence with Lot 15, S 29°06'21" W a distance of 106.15' to a found 1/2" rebar with a red plastic survey cap stamped W. Daulton 2463, being a corner to Lot 14; Thence with Lot 14 the following (2) calls: S 28°18'59" W a distance of 63.11' to a "pin and cap"; Thence S 28°23'09" W a distance of 36.70' to a found 1/2" rebar with a red plastic survey cap stamped W. Daulton 2463, being a corner to Lot 13; Thence with Lot 13 the following (2) calls: S 32°20'22" W a distance of 14.08' to a found triple fork cherry with (3) 12" prongs marked this survey with (1) set of (3) hacks; Thence S 30°55'17" W a distance of 71.63' to a "pin and cap", being a corner to Lot 12; Thence with Lot 12 the following (4) calls: S 38°38'04" W a distance of 22.32' to a found 1/2" rebar with a red plastic survey cap stamped W. Daulton 2463; Thence S 41°48'12" W a distance of 11.55' to a found 1/2" rebar with a red plastic survey cap stamped W. Daulton 2463, being a corner to Lot 13; Thence S 55°17'51" W a distance of 17.54' to a found 1/2" rebar with a red plastic survey cap stamped W. Daulton 2463, being a corner to Lot 13; Thence S 62°21'13" W a distance of 9.40' to a found double hickory with 18" and 24" prongs marked this survey with (1) set of (3) hacks, said hickory being a corner to Lot 11 ; Thence with Lot 11 and in part with Lot 10, S 66°44'41" W a distance of 123.64' to a point; Thence crossing Menlo Farms, LLC (deed book 1071, page 211) the following (2) calls: N 10°39'37" E a distance of 284.63' to a point; Thence N 79°20'23" W a distance of 788.42' to a "pin and cap" being a corner to Menlo Farms, LLC (deed book 1073, page 708); Thence crossing Menlo Farms, LLC the following (2) calls: S 00°15'27" W a distance of 368.34' to a "pin and cap"; Thence S 88°47'35" W a distance of 255.36' to a "pin and cap" located on the east right-of-way of Thurman

Road; Thence with the east right-of-way of Thurman Road and a curve turning to the right , with a radius of 550.00', an arc length of 146.64', a chord bearing of N 01°19'58" E and a chord length of 146.21' to a point; Thence continuing with the east right-of-way of Thurman Road the following (4) calls: N 08°58'16" E a distance of 174.39' to a point; Thence N 07°48'22" E a distance of 99.65' to a point; Thence N 04°08'03" E a distance of 132.80' to a point; Thence N 06°34'53" E a distance of 62.75' to the **POINT OF BEGINNING** of the property being annexed hereto, having an area of 8.70 acres.

Above described property is subject to all easements, exceptions, right-of-ways, covenants, and restrictions of record or that may apply.

Jody C. Dagley  
Jody C. Dagley

11-4-24

Date

