

ORDINANCE NUMBER 25-27

AN ORDINANCE TO THE CITY OF SOMERSET, KENTUCKY, ANNEXING BY CONSENT PROPERTY AS DESCRIBED BELOW AND IN ATTACHMENTS TO THIS ORDINANCE, THE 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 UTILITY EASEMENT OF 3,795.36 FEET SHOWN ON ANNEXATION MAP TITLED "CITY OF SOMERSET ORDINANCE 25-27", DATED 9/26/25 BY JD LAND SURVEYING, INC. THE PROPERTY IS AN AREA SOUTH HIGHWAY 27 NORTH OF HORSESHOE DRIVE AND DESIGNATED "ON" AND "PART OF" THE PROPERTY HAVING AN ADDRESS OF 4650 SOUTH HIGHWAY 27.

SECTION 2. THE PROPERTY IS COMMERCIAL SUITED BUT IS VACANT AND COMES IN BY ORDINANCE AS R-1, BY ORDINANCE. BASED UPON THE INTENDED RESTAURANT USE, THE OWNER'S HAVE BEEN INSTRUCTED TO START A PLANNING AND ZONING APPLICATION FOR B-2.

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:

November 10, 2025

SECOND READING (NOT BEFORE DECEMBER 25, 2025): January 12, 2026

APPROVED:


ALAN L. KECK, MAYOR
CITY OF SOMERSET, KY

ATTEST:


NICK BRADLEY, CITY CLERK

Alan Keck
MAYOR

Reginald Chaney
City Engineer



City of Somerset
P.O. Box 989 Somerset, KY 42502
Office 606-425-5362
Fax 606-425-5370

**DEPARTMENT OF HOUSING, BUILDINGS AND CONSTRUCTION
CITY ENGINEERING DIVISION**

306 East Mount Vernon Street

P.O. Box 989

Somerset, KY 42502

Phone: (606)-425-5362

Cell: (606)-875-7770

rchaney@cityofsomerset.com

ANNEXATION REQUEST AND ZONE DESIGNATION FORM

I, Alan Keck, Mayor, formally request annexation of my
property located at Essexment @ 4650 S. US 27

Into the City of Somerset.

In making this request I also request that a ZONE DESIGNATION hearing be held
on this property to be annexed, as allowed in KRS 100.209 (1), and for this
property to be ZONED R1 upon condition of annexation approval. I have
attached the APPLICATION FOR ZONE DESIGNATION AND APPROVAL to this
application for your consideration.

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

Signature

11/10/25

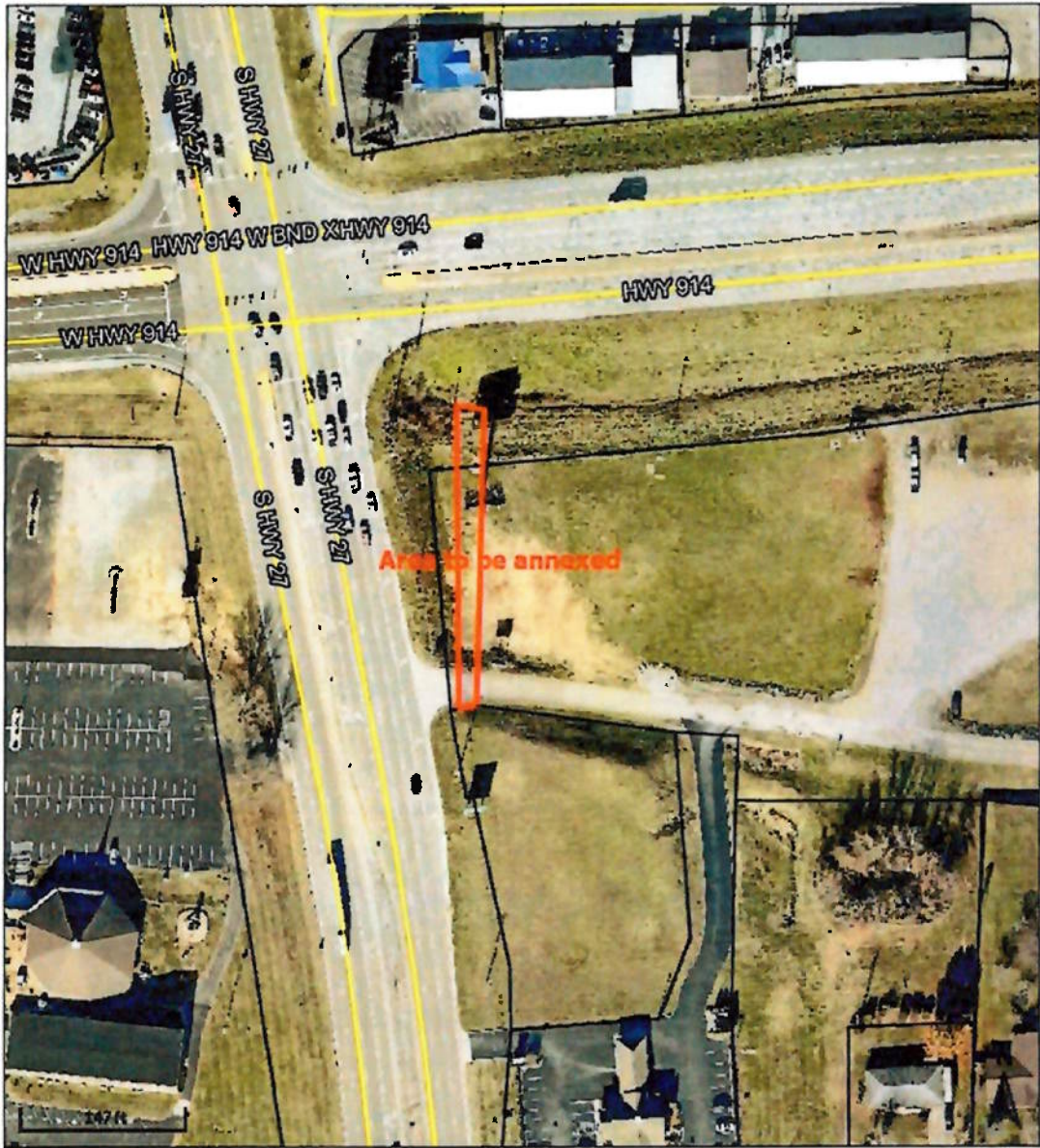
Date

The Spirit of Southern Kentucky

Equal Opportunity Employer M/F/H/V (606) 678-5176 (TDD)



Pulaski County, KY PVA



Overview



Legend

- Parcels
- Roads
- Land hook

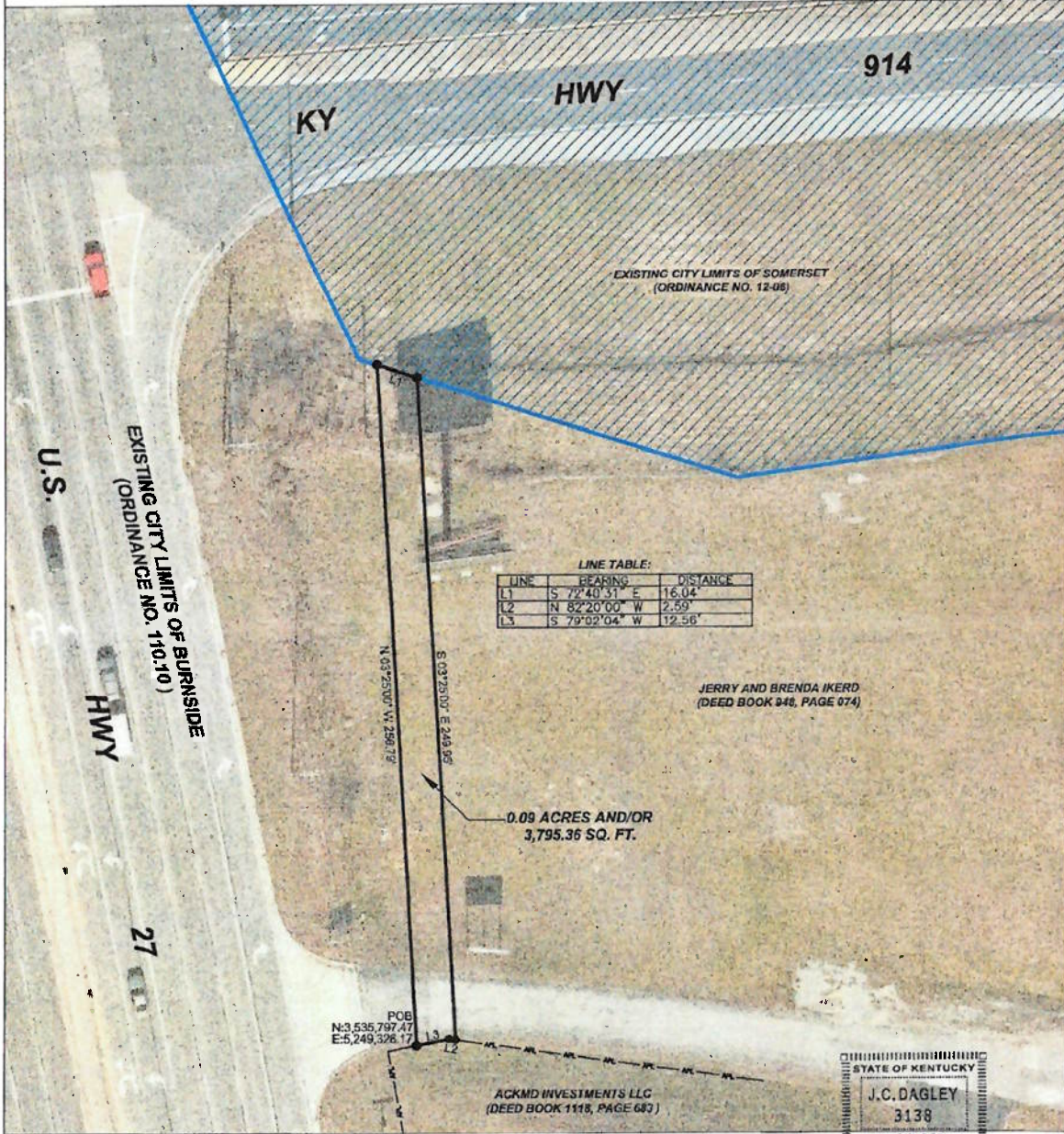
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- LEGEND:**
- ANNEXATION CORNER (NO MONUMENT SET)
 - ANNEXATION BOUNDARY LINE
 - - - - - RIGHT-OF-WAY
 - - - - - APPROXIMATE LOCATION OF ADJOINING PROPERTY LINE
 - EXISTING SOMERSET CITY LIMITS BOUNDARY LINE

NOTES:

ANNEXATION BOUNDARY SHOWN HEREON IS SUBJECT TO ALL COVENANTS, EASEMENTS, EXCEPTIONS, RIGHT-OF-WAYS, RESTRICTIONS OF RECORD, NOT OF RECORD OR LISTED HEREON.

ANNEXATION SHOWN HEREON MAY BE SUBJECT TO CERTAIN CITY, COUNTY, STATE, OR HEALTH DEPARTMENT REGULATIONS OR ZONING REGULATIONS.



CITY OF SOMERSET ORDINANCE NO. _____

CLIENT(S): CITY OF SOMERSET
308 E MT VERNON ST
SOMERSET, KY 42501

PROPERTY OWNER(S): ACKMD INVESTMENTS, LLC
C/O DANIEL CHESHIRE
P.O. BOX 401
SOMERSET, KY 42502

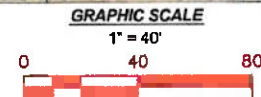
"THIS PLAT DEPICTS AN ANNEXATION BOUNDARY ONLY. NOT FOR LAND TRANSFER"

LOCATION OF PARCEL:
4650 S US HWY 27

SCALE: 1"=40'
DRAWING DATE: 09/28/2025

DRAWN BY: J.C.D.
FIELD CREW NO.: J.C.D.

PROJECT FILE: JD-1578
DRAWING NO.: JD-1578A



STATE OF KENTUCKY
J.C. DAGLEY
3138
LICENSED
PROFESSIONAL
LAND SURVEYOR

SURVEYORS CERTIFICATION:

I HEREBY CERTIFY THAT THE BOUNDARY FOR ANNEXATION ORDINANCE NO. _____ FOR THE TRACT OF LAND SHOWN HEREON IS BASED ON AN ACTUAL FIELD SURVEY BY A CHSNAV 186 TO PERFORM A STATIC SESSION TO ESTABLISH GRID NORTH AND KENTUCKY SINGLE ZONE STATE PLANE COORDINATES FOR THE SURVEY PROJECT SHOWN HEREON. THE SURVEY SHOWN HEREON WAS TAKEN FROM DEEDS OF RECORD, AND TRANSPORTATION CABINET PLANS.

THE PURPOSE OF THE ANNEXATION SURVEY IS TO DELINEATE THE LIMITS OF THE ANNEXATION BOUNDARY. IT DOES NOT IN ANY WAY REFLECT A DETERMINATION OF THE INDIVIDUAL PARCEL BOUNDARIES AND SHOULD NOT BE USED FOR THIS PURPOSE.

Jody Dagley 10-8-25
JODY DAGLEY
KY, PLS. NO. 3138
DATE

EXHIBIT "A"

City of Somerset, KY. Annexation Ordinance No. _____

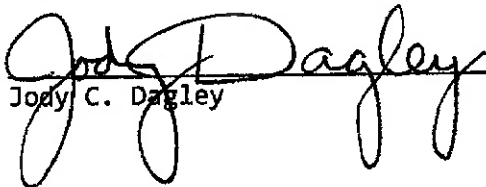
DESCRIPTION

A certain tract or parcel of land lying on the east right-of-way of Highway 27 in Somerset, Kentucky, County of Pulaski and is more particularly described as follows:

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 point on the east right-of-way of U.S. Hwy 27 and having Kentucky Single Zone State Plane Coordinates of N: 3,535,797.47, E: 5,249,326.17; Thence N 03°25'00" W a distance of 256.79' to a point located in the line of the existing City Limits of Somerset (Ordinance No. 12-06); Thence with the Existing City Limits of Somerset, S 72°40'31" E a distance of 16.04' to a point; Thence leaving said City Limits, S 03°25'00" E a distance of 249.95' to a point; Thence N 82°20'00" W a distance of 2.59' to a point; Thence S 79°02'04" W a distance of 12.56' to the **POINT OF BEGINNING**, having an area of **3,795.36 sq. ft., and/or 0.09 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

10-8-25

Date

