

**MINUTES OF MEETING HELD FEBRUARY 26, 2024**

The Common Council of the City of Somerset, Kentucky met in a regular meeting on Monday February 26, 2024, at 6:00 p.m. with the following present: Council Members John Minton, Jim Mitchell, David Godsey, Amanda Bullock, David Burdine, Brian Dalton, Jerry Wheeldon, Jimmy Eastham, Jerry Girdler, Robin Daughetee, Patrick Hunley, Mayor Alan Keck, City Attorney John Adams, and City Clerk Nick Bradley. Absent: Tom Eastham.

Mr. Mitchell moved to approve the minutes of the regular meeting held on February 14, 2024, along with reports as mailed. Mr. Godsey seconded the motion. Upon roll call the following Council Members voted "Aye": Mr. Minton, Mr. Mitchell, Mr. Godsey, Ms. Bullock, Mr. Burdine, Mr. Dalton, Mr. Wheeldon, Mr. J. Eastham, Mr. Girdler, Mr. Daughetee, and Mr. Hunley.

Mr. J. Eastham made a motion to approve the following Resolution Number 24-05: **AUTHORIZING THE MAYOR TO MAKE APPLICATION FOR AND, UPON ARRIVAL, TO ENTER INTO AN AGREEMENT WITH THE KENTUCKY OFFICE OF HOMELAND SECURITY (KOHS), TO EXECUTE ANY DOCUMENTS WHICH ARE DEEMED NECESSARY BY KOHS TO FACILITATE AND ADMINISTER THE PROJECT AND TO ACT AS THE AUTHORIZED CORRESPONDENT FOR THIS PROJECT.** Mr. Daughetee seconded the motion. Upon roll call the following Council Members voted "Aye": Mr. Minton, Mr. Mitchell, Mr. Godsey, Ms. Bullock, Mr. Burdine, Mr. Dalton, Mr. Wheeldon, Mr. J. Eastham, Mr. Girdler, Mr. Daughetee, and Mr. Hunley.

Kentucky Office of Homeland Security Project 02

**RESOLUTION 24-05**

City of Somerset

**A RESOLUTION** of the City of Somerset, Kentucky, authorizing the Mayor to make application for and upon arrival to enter into an agreement with the Kentucky Office of Homeland Security (KOHS) to execute any documents which are deemed necessary by KOHS to facilitate and administer the project and to act as the authorized correspondent for this project.

**WHEREAS** the City of Somerset, Kentucky desires to make an application for Law Enforcement Protection Program Task 3 (a project) to be administered by Kentucky Office of Homeland Security.

**WHEREAS** it is recognized that an application for approval of Kentucky Office of Homeland Security tasks impose certain obligations and responsibilities upon the City of Somerset.

**NOW, THEREFORE**, be it resolved that on the 26<sup>th</sup> day of February 2024, by the City of Somerset, Kentucky.

The Mayor is hereby authorized to execute and furnish all required documents, including a memorandum of agreement, as may be required by KOHS for the facilitance of the above-referenced project and to act as the authorized correspondent for said project.

Done, this 26<sup>th</sup> day of February 2024, at a Meeting held by Mr. J. Eastham and seconded by Mr. Daughetee.

Members present voting in favor: 11

Members present voting against: 0

By

Attest

Clerk

Mayor

Mr. Daughetee made a motion to approve the following Ordinance Number 24-02: REQUIRING FIRE DEPARTMENT ACCESS TO STRUCTURES OR AREAS WITHIN THE CORPORATE LIMITS OF THE SOMERSET KY BY "KNOX BOX". Mr. J. Eastham seconded the motion. Upon roll call the following Council Members voted "Aye": Mr. Minton, Mr. Mitchell, Mr. Godsey, Ms. Bullock, Mr. Burdine, Mr. Dalton, Mr. Wheeldon, Mr. J. Eastham, Mr. Girdler, Mr. Daughetee, and Mr. Hunley.

ORD 24-02

Ordinance No. 24-02

**AN ORDINANCE REQUIRING FIRE DEPARTMENT ACCESS TO STRUCTURES OR AREAS WITHIN THE CORPORATE LIMITS OF THE CITY OF SOMERSET KY BY "KNOX BOX"**

Whereas, immediate access or entry to structures is vital to suppressing fire or other emergencies situations or other urgent circumstances

Be it ordained by the common council of the City of Somerset KY

To facilitate immediate fire department access for fire fighting purposes, an approved Knox Box rapid entry key box or switch compatible with Somerset Fire Department use shall be installed at Commercial and Multifamily Residential Structures within the Corporate Limits of the City of Somerset KY in accordance with the following regulations and provisions:

1. Buildings requiring rapid entry Knox boxes
  - (a) Any newly constructed commercial building which does not yet have a certificate of occupancy prior to the effective date of this article
  - (b) Any existing commercial building with a change in ownership/use
  - (c) Any existing commercial building with an automatic fire suppression system, a manually monitored fire alarm system, or an elevator
  - (d) New or existing residential buildings with twelve (12) or more rental units
  - (e) Any building containing hazardous materials requiring the filing of a Tier II report
2. Gates and Barriers requiring rapid entry Knox box or switch
  - (a) Any newly constructed entrance or ramp gate or barrier across fire access roadway that can only be accessed by means of a key, swipe card, or manual in the form of a customer issued
3. Location
  - (a) For structures, Knox Box rapid entry key boxes must be installed within (2) feet horizontally of the main entrance door or within five (5) feet horizontally of the main entrance door if the fire chief or their designee
  - (b) For entrance barriers, Knox Box rapid entry key boxes or switches must be installed within five (5) feet of the card/code keypad or lock
4. Keys required
  - (a) All rapid entry key boxes must contain keys for the following
    - i. Locked points of access to the structure's main entrance

- ii. Locked mechanical and electrical rooms
- iii. Fenced or secured areas
- iv. Access to sprinkler riser or riser rooms
- v. Access to elevators
- vi. Access to roof hatches
- vii. Alarm initiation and fire alarm control panels
- viii. Keys to reset pull stations

- (b) All keys in the key box must be clearly labeled with regard to their function
  - (c) Residential buildings shall contain keys to access masterpieces of fire hydrant, fire safety systems, and portions of the building not shared to residents
5. Access Maintenance
    - (a) Any time the keys on the doors for which keys are stored in the key box are changed, the owner of the building shall notify the Fire Department. The Fire Department will provide access for the owner or occupant to replace keys in the key box
    - (b) The owner or occupant of a structure or area, with required Fire Department access as specified herein, shall notify the Fire Department when the access is modified in a manner that could prevent Fire Department access
  6. Registration Required
    - (a) Knox Boxes and the Knox Box access required by the ordinance may be obtained by the responsible party or their agent through online registration at [knoxbox.com](http://knoxbox.com) and selecting the State of Kentucky and the Somerset Fire Department. The City Fire Marshal may assist with this task if necessary
    - (b) The cost of purchasing and installing, along with any cost associated with implementation shall be borne solely and exclusively by the Responsible Party
  7. All such pieces or parts of ordinance in conflict herewith are hereby repealed
  8. This ordinance shall take effect from and upon its passage and approval as required by law

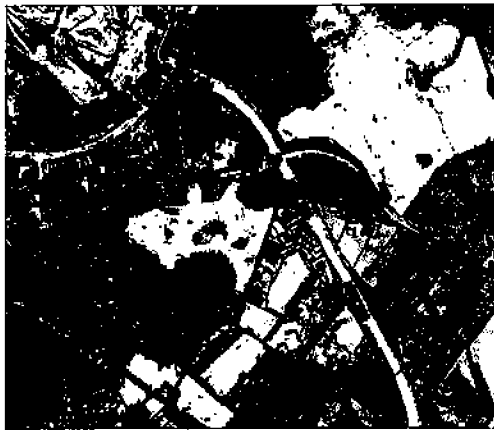
First reading: JANUARY 22, 2024

Second reading: FEBRUARY 26, 2024

Approved \_\_\_\_\_  
Date \_\_\_\_\_  
Attest \_\_\_\_\_  
Date \_\_\_\_\_

Mr. Wheeldon made a motion to approve the following Ordinance Number 24-01: ANNEXING BY CONSENT PROPERTY AS DESCRIBED BELOW AND IN ATTACHMENTS TO THIS ORDINANCE, ATTACHMENTS INCORPORATED IN FULL BY REFERENCE HEREIN OF PROPERTY AT THE CORNER OF KY 914 AND KY 192. Ms. Bullock seconded the motion. Upon roll call the following Council Members voted "Aye": Mr. Minton, Mr. Mitchell, Mr. Godsey, Ms. Bullock, Mr. Burdine, Mr. Dalton, Mr. Wheeldon, Mr. J. Eastham, Mr. Girdler, Mr. Daughetee, and Mr. Hunley.





Record ID: D75-3-1401    Mailing Address: C-11 (Hwy) PO Box 114    NTS SEC    Total Value: \$34,800    Land 2 Sales  
 Class: COMMERCIAL    P: 11/16/2021    Date: 1/16/2021  
 Tract/District: 11    SOMERSET, KY 40502  
 Acres/Lot: 0.3    Physical Address: 80 HWY 192    Pulaski County

Tract Description: TREE SAW TO BE FARM CORN LABEL DEFORD E 15.5 AC 30 AC  
 (Note: Note to be used on legal documents)

Parcel Value: \$37,900.00  
 Total Value: \$37,900.00  
 Date: 1/16/2021

P.O. BOX 804  
 146 FOSTER LANE  
 STAMFORD, KY 40484



PHONE 502.365.8282  
 FAX 502.365.1897

LEGAL DESCRIPTION FOR 0.304 ACRES  
 PROPOSED ANNEXATION  
 CITY OF SOMERSET ORDINANCE

A certain tract of land lying and being east of Somerset, Kentucky, being adjacent to the existing City of Somerset City Limits and is more particularly described as follows:

**BEGINNING** at an iron pin found (PLS #4048) in the southern edge of right-of-way of KY HWY 192, being on the northern edge of right-of-way of KY HWY 192, being a corner of the existing City Limits of Somerset (Ordinance #12-06, Description 19), having Kentucky State Plane Coordinates of N 1321533.48, E=1391710.77 and being the **POINT OF BEGINNING** for this description;

Thence leaving the northern edge of right-of-way of KY HWY 192 and the existing City Limits of Somerset (Ordinance #12-06, Description 19) and continuing with the western edge of right-of-way of KY HWY 80 a corner to left with a call of 395.78 feet, chord bearing N 71.18 47.1 and a chord distance of 556.15 feet to an iron pin found (PLS #4048), said iron pin being on the southern edge of right-of-way of KY HWY 80;

Thence leaving the southern edge of right-of-way of KY HWY 80 S 09°33'55" E 109.65 feet to an iron pin found (PLS #4048), said iron pin being on the northern edge of right-of-way of KY HWY 192 and being in the line of the existing City Limits of Somerset (Ordinance #12-06, Description 19);

Thence continuing with the northern edge of right-of-way of KY HWY 192 and the existing City Limits of Somerset (Ordinance #12-06, Description 19) the following two (2) calls: N 85°03'47" W 75.6 feet to an unmarked point and N 84°39'47" W 11.61 feet to the **POINT OF BEGINNING** and containing 0.304 acres.

All bearings are referenced to grid north of the Kentucky State Plane Coordinate System - South Zone (NAD83), Description prepared by AGE Engineering Services, Inc. on 21st day of December 2023 for the intent to annex into the City Limits of Somerset.

P.O. BOX 804  
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 STAMFORD, KY 40484



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LEGAL DESCRIPTION FOR 0.545 ACRES  
 PROPOSED ANNEXATION  
 CITY OF SOMERSET ORDINANCE

A certain tract of land lying and being east of Somerset, Kentucky, being adjacent to the existing City of Somerset City Limits and is more particularly described as follows:

**BEGINNING** at an iron pin found (PLS #4048) in the eastern edge of right-of-way of KY HWY 824, being on the southern edge of right-of-way of KY HWY 192, being a corner of the existing City Limits of Somerset (Ordinance #12-06, Description 20), having Kentucky State Plane Coordinates of N=1321629.46, E=13985044.84 and being the **POINT OF BEGINNING** for this description;

Thence leaving the eastern edge of right-of-way of KY HWY 824 and the existing City Limits of Somerset (Ordinance #12-06, Description 19) and continuing with the southern edge of right-of-way of KY HWY 192 the following two (2) calls: N 07°57'49" E 81.30 feet to an iron pin found (PLS #4048), S 70°44'00" E 931.25 feet to an iron pin found (PLS #4048), S 46°07'30" E 510.82 feet to an iron pin found (PLS #4048), S 35°53'14" E 256.03 feet to an iron pin found (PLS #4048) and S 46°53'12" E 146.05 feet to an iron pin found (PLS #4048), said iron pin being on the southern edge of right-of-way of KY HWY 192 and northern edge of right-of-way of Marvin Hale Road;

Thence leaving the southern edge of right-of-way of KY HWY 192 and continuing along northern edge of right-of-way of Marvin Hale Road to the Somerset Road (6) call: N 74°00'02" W 242.46 feet to an unmarked point, N 71°09'02" W 183.52 feet to an unmarked point, N 72°00'14" W 285.82 feet to an unmarked point, N 71°09'02" W 402.30 feet to an iron pin found (PLS #4048) said iron pin being on the northern edge of right-of-way of Marvin Hale Road, being on the eastern edge of right-of-way of KY HWY 824 and on the line of the existing City Limits of Somerset (Ordinance #12-06, Description 20);

Thence leaving the northern edge of right-of-way of Marvin Hale Road and continuing with the eastern edge of right-of-way of KY HWY 824 and the existing City Limits of Somerset (Ordinance #12-06, Description 20) the following two (2) calls: N 21°27'29" W 151.18 feet to an iron pin found (PLS #4048) and N 38°06'20" E 55.00 **POINT OF BEGINNING** and containing 0.545 acres.

All bearings are referenced to grid north of the Kentucky State Plane Coordinate System - South Zone (NAD83), Description prepared by AGE Engineering Services, Inc. on 21st day of December 2023 for the intent to annex into the City Limits of Somerset.

*[Handwritten Signature]*  
 12-21-2023



P.O. BOX 804  
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LEGAL DESCRIPTION FOR 0.386 ACRES  
 PROPOSED ANNEXATION  
 CITY OF SOMERSET ORDINANCE

A certain tract of land lying and being east of Somerset, Kentucky, being adjacent to the existing City of Somerset City Limits and is more particularly described as follows:

**BEGINNING** at an iron pin found (PLS #4048) in the western edge of right-of-way of KY HWY 914, being on the southern edge of right-of-way of KY HWY 192, being in the line of the existing City Limits of Somerset (Ordinance #12-06, Description 19), being in the line of the existing City Limits of Somerset (Ordinance #12-06, Description 20), having Kentucky State Plane Coordinates of N=19211576.73, E=1384592.91 and being the **POINT OF BEGINNING** for this description;

Thence leaving the southern edge of right-of-way of KY HWY 192 and the existing City Limits of Somerset (Ordinance #12-06, Description 19) and continuing with the western edge of right-of-way of KY HWY 914 and the existing City Limits of Somerset (Ordinance #12-06, Description 20) S 23°38'33" E = 187.66 feet to an iron pin found (PLS #4048), said iron pin being on the western edge of right-of-way of KY HWY 914 and the existing City Limits of Somerset (Ordinance #12-06, Description 20) and on the northern edge of right-of-way of Marvin Hale Road;

Thence leaving the western edge of right-of-way of KY HWY 914 and the existing City Limits of Somerset (Ordinance #12-06, Description 20) and continuing along the northern edge of right-of-way of Marvin Hale Road N 80°03'29" W = 212.82 feet to an iron pin found (PLS #4048), said iron pin being on the northern edge of right-of-way of Marvin Hale Road, on the southern edge of right-of-way of KY HWY 192 and the existing City Limits of Somerset (Ordinance #12-06, Description 19);

Thence leaving the northern edge of right-of-way of Marvin Hale Road and continuing along the southern edge of right-of-way of KY HWY 192 and the existing City Limits of Somerset (Ordinance #12-06, Description 19) N 45°11'31" E 193.82 feet to the **POINT OF BEGINNING** and containing 0.386 acres.

All bearings are referenced to grid north of the Kentucky State Plane Coordinate System - South Zone (NAD83), Description prepared by AGE Engineering Services, Inc. on 21st day of December 2023 for the intent to annex into the City Limits of Somerset.



LEGAL DESCRIPTION FOR 0.586 ACRES  
PROPOSED ANNEXATION  
CITY OF SOMERSET ORDINANCE

A certain tract of land lying and being east of Somerset, Kentucky, being adjacent to the existing City of Somerset City Limits and is more particularly described as follows:

**BEGINNING** at an iron pin found (PLS #4668) on the western edge of right-of-way of KY HWY 914, being on the southern edge of right-of-way of KY HWY 192, being in the line of the existing City Limits of Somerset (Ordinance #12-06, Description 19), being in the line of the existing City Limits of Somerset (Ordinance #12-06, Description 20), having Kentucky State Plane Coordinates of N=192129.46, E=190659.71 and being the **POINT OF BEGINNING** for this description;

Thence leaving the western edge of right-of-way of KY HWY 192 and the existing City Limits of Somerset (Ordinance #12-06, Description 19) and continuing with the western edge of right-of-way of KY HWY 914 and the existing City Limits of Somerset (Ordinance #12-06, Description 20), having Kentucky State Plane Coordinates of N=192129.46, E=190659.71 and being the **POINT OF BEGINNING** for this description;

Thence leaving the southern edge of right-of-way of KY HWY 914 and the existing City Limits of Somerset (Ordinance #12-06, Description 20) and continuing along the western edge of right-of-way of Marvin Hale Road, N 71°00'00" W 215.82 feet to an iron pin found (PLS #4048), said iron pin being on the northern edge of right-of-way of KY HWY 192 and the existing City Limits of Somerset (Ordinance #12-06, Description 19);

Thence leaving the northern edge of right-of-way of Marvin Hale Road and continuing along the southern edge of right-of-way of KY HWY 192 and the existing City Limits of Somerset (Ordinance #12-06, Description 19) N 81°15'31" E 154.18 feet to the **POINT OF BEGINNING** and containing 0.586 acres.

All bearings are referenced to grid north of the Kentucky State Plane Coordinate System - South Zone (NAD83). Description prepared by AGE Engineering Services, Inc. on 21st day of December 2023 for the intent to annex into the City Limits of Somerset.



LEGAL DESCRIPTION FOR 9.545 ACRES  
PROPOSED ANNEXATION  
CITY OF SOMERSET ORDINANCE

A certain tract of land lying and being east of Somerset, Kentucky, being adjacent to the existing City of Somerset City Limits and is more particularly described as follows:

**BEGINNING** at an iron pin found (PLS #4140) on the western edge of right-of-way of KY HWY 914, being on the southern edge of right-of-way of KY HWY 192, being in the line of the existing City Limits of Somerset (Ordinance #12-06, Description 20), having Kentucky State Plane Coordinates of N=192129.46, E=190659.71 and being the **POINT OF BEGINNING** for this description;

Thence leaving the western edge of right-of-way of KY HWY 914 and the existing City Limits of Somerset (Ordinance #12-06, Description 20) and continuing with the southern edge of right-of-way of KY HWY 192 the following two (2) calls: N 71°00'00" W 407.10 feet to an iron pin found (PLS #4048), S 79°04'00" E 511.25 feet to an iron pin found (PLS #4048), S 46°07'10" E 510.82 feet to an iron pin found (PLS #4048), S 19°55'10" E 256.01 feet to an iron pin found (PLS #4048) and S 40°52'27" E 116.95 feet to an iron pin found (PLS #4048), said iron pin being on the southern edge of right-of-way of KY HWY 192 and the existing City Limits of Somerset (Ordinance #12-06, Description 19);

Thence leaving the southern edge of right-of-way of KY HWY 192 and continuing along the northern edge of right-of-way of Marvin Hale Road the following two (2) calls: N 71°00'00" W 215.82 feet to an unmarked point, N 79°04'00" W 183.32 feet to an unmarked point, N 72°00'14" W 285.82 feet to an unmarked point, N 71°00'00" W 407.10 feet to an iron pin found (PLS #4048) said iron pin being on the northern edge of right-of-way of Marvin Hale Road, being on the western edge of right-of-way of KY HWY 914 and on the line of the existing City Limits of Somerset (Ordinance #12-06, Description 20);

Thence leaving the northern edge of right-of-way of Marvin Hale Road and continuing with the eastern edge of right-of-way of KY HWY 914 and the existing City Limits of Somerset (Ordinance #12-06, Description 20) the following two (2) calls: N 21°23'28" W 194.18 feet to an iron pin found (PLS #4048) and N 30°00'00" E 65.00 **POINT OF BEGINNING** and containing 9.545 acres.

All bearings are referenced to grid north of the Kentucky State Plane Coordinate System - South Zone (NAD83). Description prepared by AGE Engineering Services, Inc. on 21st day of December 2023 for the intent to annex into the City Limits of Somerset.



LEGAL DESCRIPTION FOR 9.545 ACRES  
PROPOSED ANNEXATION  
CITY OF SOMERSET ORDINANCE

A certain tract of land lying and being east of Somerset, Kentucky, being adjacent to the existing City of Somerset City Limits and is more particularly described as follows:

**BEGINNING** at an iron pin found (PLS #4048) on the western edge of right-of-way of KY HWY 914, being on the southern edge of right-of-way of KY HWY 192, being in the line of the existing City Limits of Somerset (Ordinance #12-06, Description 20), having Kentucky State Plane Coordinates of N=192129.46, E=190659.71 and being the **POINT OF BEGINNING** for this description;

Thence leaving the western edge of right-of-way of KY HWY 914 and the existing City Limits of Somerset (Ordinance #12-06, Description 20) and continuing with the southern edge of right-of-way of KY HWY 192 the following two (2) calls: N 07°37'49" E 81.10 feet to an iron pin found (PLS #4048), S 79°04'00" E 511.25 feet to an iron pin found (PLS #4048), S 46°07'10" E 510.82 feet to an iron pin found (PLS #4048), S 19°55'10" E 256.01 feet to an iron pin found (PLS #4048) and S 40°52'27" E 116.95 feet to an iron pin found (PLS #4048), said iron pin being on the southern edge of right-of-way of KY HWY 192 and the northern edge of right-of-way of Marvin Hale Road;

Thence leaving the southern edge of right-of-way of KY HWY 192 and continuing along the northern edge of right-of-way of Marvin Hale Road the following two (2) calls: N 71°00'00" W 215.82 feet to an unmarked point, N 79°04'00" W 183.32 feet to an unmarked point, N 72°00'14" W 285.82 feet to an unmarked point, N 71°00'00" W 407.10 feet to an iron pin found (PLS #4048) said iron pin being on the northern edge of right-of-way of Marvin Hale Road, being on the eastern edge of right-of-way of KY HWY 914 and on the line of the existing City Limits of Somerset (Ordinance #12-06, Description 20);

Thence leaving the northern edge of right-of-way of Marvin Hale Road and continuing with the eastern edge of right-of-way of KY HWY 914 and the existing City Limits of Somerset (Ordinance #12-06, Description 20) the following two (2) calls: N 21°23'28" W 194.18 feet to an iron pin found (PLS #4048) and N 30°00'00" E 65.00 **POINT OF BEGINNING** and containing 9.545 acres.

All bearings are referenced to grid north of the Kentucky State Plane Coordinate System - South Zone (NAD83). Description prepared by AGE Engineering Services, Inc. on 21st day of December 2023 for the intent to annex into the City Limits of Somerset.



LEGAL DESCRIPTION FOR 34.134 ACRES  
PROPOSED ANNEXATION  
CITY OF SOMERSET ORDINANCE

A certain tract of land lying and being east of Somerset, Kentucky, being adjacent to the existing City of Somerset City Limits and is more particularly described as follows:

**BEGINNING** at an iron pin found (PLS #4048) on the southern edge of right-of-way of KY HWY 90, being on the western edge of right-of-way of KY HWY 914, being in the line of the existing City Limits of Somerset (Ordinance #12-06, Description 19), being in the line of the existing City Limits of Somerset (Ordinance #12-06, Description 20), having Kentucky State Plane Coordinates of N=192129.46, E=190659.71 and being the **POINT OF BEGINNING** for this description;

Thence continuing with the western edge of right-of-way of KY HWY 914 and the existing City Limits of Somerset (Ordinance #12-06, Description 20) the following two (2) calls: N 65°09'31" E 561.82 feet to an iron pin found (PLS #4048), S 52°46'28" E 281.11 feet to an iron pin found (PLS #4048), S 58°09'57" E 378.15 feet to an iron pin found (PLS #4048), S 27°05'20" E 343.40 feet to an iron pin found (PLS #4048) and S 30°25'00" E 272.55 feet to an iron pin found (PLS #4048), said iron pin being on the western edge of right-of-way of KY HWY 914, on the line of the existing City Limits of Somerset (Ordinance #12-06, Description 20), being on the northern edge of right-of-way of KY HWY 192 and on the line of the existing City Limits of Somerset (Ordinance #12-06, Description 19);

Thence leaving the western edge of right-of-way of KY HWY 914 and the existing City Limits of Somerset (Ordinance #12-06, Description 20) and continuing with the northern edge of right-of-way of KY HWY 914 and the existing City Limits of Somerset (Ordinance #12-06, Description 19) the following eight (8) calls: S 61°07'55" W 275.82 feet to an iron pin found (PLS #4048), S 71°27'58" W 95.68 feet to an iron pin found (PLS #4048), S 55°55'29" W 118.89 feet to an iron pin found (PLS #4048), S 87°56'25" W 112.41 feet to an iron pin found (PLS #4048), S 70°29'34" W 309.09 feet to an iron pin found (PLS #4048), S 82°25'47" W 348.73 feet to an iron pin found (PLS #4048), S 83°04'50" W 48.64 feet to an iron pin found (PLS #4048) and S 85°34'22" W 130.70 feet to an iron pin found (PLS #4048), said iron pin being on the northern edge of right-of-way of KY HWY 192 and on the existing City Limits of Somerset (Ordinance #12-06, Description 19);

Thence leaving the northern edge of right-of-way of KY HWY 192 and the existing City Limits of Somerset (Ordinance #12-06, Description 19) the following four (4) calls: N 41°46'09" E 348.29 feet to an iron pin found (PLS #4048), N 81°22'19" E 94.71 feet to an iron pin found (PLS #4048), N 25°17'00" W 220.94 feet to an iron pin found (PLS #4048) and N 17°42'14" W 146.19 feet to an iron pin found (PLS #4048)

#4048), said iron pin being on the southern edge of right-of-way of KY HWY 80 and on the line of the existing City Limits of Somerset (Ordinance #12-06, Description 1).

Thence continuing with the southern edge of right-of-way of KY HWY 80 and the existing City Limits of Somerset (Ordinance #12-06, Description 1) the following three (3) calls: N 39°37'35"E - 204.75 feet to an iron pin found (P15 #4048), N 33°01'07"E - 148.21 feet to an iron pin found (P15 #4048) and N 27°54'45"E - 280.60 feet POINT OF BEGINNING and containing 34.334 acres.

All bearings are referenced to grid north of the Kentucky State Plane Coordinate System - South Zone (NAD83). Description prepared by AGE Engineering Services, Inc. on 2/26/2023 for use by the City of Somerset.

P.O. BOX 204  
185 FOSTER LANE  
STAMFORD, KY 40464



PHONE 606.366.2562  
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LEGAL DESCRIPTION FOR 34.334 ACRES  
PROPOSED ANNEXATION  
CITY OF SOMERSET ORDINANCE \_\_\_\_\_

A certain tract of land lying and being east of Somerset, Kentucky, being adjacent to the existing City of Somerset City Limits and is more particularly described as follows:

**BEGINNING** at an iron pin found (P15 #4048) in the southern edge of right-of-way of KY HWY 80, being on the western edge of right-of-way of KY HWY 914, being in the line of the existing City Limits of Somerset (Ordinance #12-06, Description 1), being in the line of the existing City Limits of Somerset (Ordinance #12-06, Description 20), having Kentucky State Plane Coordinates of N 19°29'13.0"E - 198.1100.80 and being the POINT OF BEGINNING for this description;

Thence continuing with the western edge of right-of-way of KY HWY 914 and the existing City Limits of Somerset (Ordinance #12-06, Description 20) the following four (4) calls: S 82°20'31"E - 343.12 feet to an iron pin found (P15 #4048), S 52°46'07"E - 86.61 feet to an iron pin found (P15 #4048), S 58°20'57"E - 178.15 feet to an iron pin found (P15 #4048), S 27°07'40"E - 34.14 feet to an iron pin found (P15 #4048) and S 99°53'47"E - 272.55 feet to an iron pin found (P15 #4048) said iron pin being on the western edge of right-of-way of KY HWY 914, being in the line of the existing City Limits of Somerset (Ordinance #12-06, Description 20), being on the northern edge of right-of-way of KY HWY 192 and on the line of the existing limits of Somerset (Ordinance #12-06, Description 19).

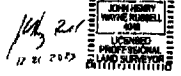
Thence leaving the western edge of right-of-way of KY HWY 914 and the existing City Limits of Somerset (Ordinance #12-06, Description 20) and continuing with the northern edge of right-of-way of KY HWY 192 and the existing City Limits of Somerset (Ordinance #12-06, Description 19) the following eight (8) calls: S 41°59'15"W - 277.83 feet to an iron pin found (P15 #4048), S 27°27'48"W - 95.58 feet to an iron pin found (P15 #4048), S 55°55'29"W - 118.39 feet to an iron pin found (P15 #4048), S 87°58'25"W - 312.82 feet to an iron pin found (P15 #4048), S 76°25'14"W - 109.99 feet to an iron pin found (P15 #4048), S 82°25'47"W - 486.31 feet to an iron pin found (P15 #4048), S 83°28'25"W - 209.63 feet to an iron pin found (P15 #4048) and S 85°18'27"W - 130.20 feet to an iron pin found (P15 #4048) said iron pin being on the northern edge of right-of-way of KY HWY 192 and on the existing limits of Somerset (Ordinance #12-06, Description 19).

Thence leaving the northern edge of right-of-way of KY HWY 192 and the existing limits of Somerset (Ordinance #12-06, Description 19) the following four (4) calls: N 05°30'49"E - 148.29 feet to an iron pin found (P15 #4048), N 51°28'19"E - 94.21 feet to an iron pin found (P15 #4048), N 27°17'48"W - 220.89 feet to an iron pin found (P15 #4048) and N 27°42'18"W - 586.19 feet to an iron pin found (P15 #4048)

#4048), said iron pin being on the southern edge of right-of-way of KY HWY 80 and on the line of the existing City Limits of Somerset (Ordinance #12-06, Description 1).

Thence continuing with the southern edge of right-of-way of KY HWY 80 and the existing City Limits of Somerset (Ordinance #12-06, Description 1) the following three (3) calls: N 39°37'35"E - 204.75 feet to an iron pin found (P15 #4048), N 33°01'07"E - 148.21 feet to an iron pin found (P15 #4048) and N 27°54'45"E - 280.60 feet POINT OF BEGINNING and containing 34.334 acres.

All bearings are referenced to grid north of the Kentucky State Plane Coordinate System - South Zone (NAD83). Description prepared by AGE Engineering Services, Inc. on 2/26/2023 for use by the City of Somerset.



P.O. BOX 204  
185 FOSTER LANE  
STAMFORD, KY 40464



PHONE 606.366.2562  
FAX 606.366.1097

LEGAL DESCRIPTION FOR 77.205 ACRES  
PROPOSED ANNEXATION  
CITY OF SOMERSET ORDINANCE \_\_\_\_\_

A certain tract of land lying and being east of Somerset, Kentucky, being adjacent to the existing City of Somerset City Limits and is more particularly described as follows:

**BEGINNING** at an iron pin found (P15 #4048) in the southern edge of right-of-way of KY HWY 192, being in the line of the existing City Limits of Somerset (Ordinance #12-06, Description 19), having Kentucky State Plane Coordinates of N 19°21'14.56"E - 198.9275.97 and being the POINT OF BEGINNING for this description;

Thence continuing with the southern edge of right-of-way of KY HWY 192 and the existing City Limits of Somerset (Ordinance #12-06, Description 19) the following six (6) calls: N 82°33'23"E - 250.00 feet to an iron pin found (P15 #4048), N 85°27'50"E - 105.97 feet to an unmarked point, S 89°31'25"E - 76.87 feet to an iron pin found (P15 #4048), N 82°06'28"E - 100.03 feet to an unmarked point, S 86°36'45"E - 122.70 feet to an iron pin found (P15 #4048) and S 81°16'48"E - 482.30 feet to an unmarked point, said unmarked point being a corner to the existing City Limits of Somerset (Ordinance #12-06, Description 19) and being on the southern edge of right-of-way of Marvin Hale Road;

Thence leaving the existing City Limits of Somerset (Ordinance #12-06, Description 19) and continuing along the southern edge of right-of-way of Marvin Hale Road the following two (2) calls: S 81°16'48"E - 482.06 feet to an unmarked point and S 80°42'25"E - 251.18 feet to an iron pin found (P15 #4048), said iron pin found being on the southern edge of right-of-way of Marvin Hale Road, the western edge of right-of-way of KY HWY 914 and being in the line of the existing City Limits of Somerset (Ordinance #12-06, Description 20);

Thence leaving the southern edge of right-of-way of Marvin Hale Road and continuing with the western edge of right-of-way of KY HWY 914 and the existing City Limits of Somerset (Ordinance #12-06, Description 20) the following eight (8) calls: S 19°20'15"W - 315.61 feet to an iron pin found (P15 #4048), S 22°08'47"E - 45.37 feet to an iron pin found (P15 #4048), said pin being on the western edge of right-of-way of KY HWY 914 and being in the line of the existing City Limits of Somerset (Ordinance #12-06, Description 20);

Thence leaving the western edge of right-of-way of KY HWY 914 and the existing City Limits of Somerset (Ordinance #12-06, Description 20) the following eight (8) calls: S 19°20'15"W - 315.61 feet to an iron pin found (P15 #4048), S 22°08'47"E - 45.37 feet to an iron pin found (P15 #4048), S 15°38'24"W - 248.42 feet to an iron pin found (P15 #4048), S 17°07'16"W - 208.47 feet to an iron pin found (P15 #4048)



LEGAL DESCRIPTION FOR 77.205 ACRES  
PROPOSED ANNEXATION  
CITY OF SUMMERS (ORDINANCE # 1)

A certain tract of land lying and being a part of Somerset, Kentucky, being adjacent to the existing City of Summers City Limits and is more particularly described as follows:

BEGINNING at an iron pin found (P15 80043) on the southern edge of right-of-way of KY HWY 192, being in the line of the existing City Limits of Somerset (Ordinance #1206, Description 13), having Kentucky State Plane Coordinates of N-1511014.54, E-1961275.97 and being the POINT OF BEGINNING for the description:

Thence continuing with the southern edge of right-of-way of KY HWY 192 and the western city limits of Somerset (Ordinance #22 06, Description 15), the full along the (6) calls: N 82° 52' 21" E - 750.00 feet to an iron pin found (P15 80548), N 85° 37' 52" E - 305.77 feet to an unmarked point, S 89° 11' 25" E - 76.87 feet to an iron pin found (P15 80046), N 82° 16' 07" E - 270.21 feet to an unmarked point, S 86° 20' 45" E - 122.70 feet to an iron pin found (P15 80548) and S 81° 26' 08" E - 400.30 feet to an unmarked point said unmarked point being a corner to the existing City Limits of Somerset (Ordinance #1216, Description 15) and being on the southern edge of right-of-way of Marvin Hale Road.

Thence leaving the existing City Limits of Somerset (Ordinance #1216, Description 15), and remaining along the southern edge of right-of-way of Marvin Hale Road the following calls: S 81° 16' 48" E - 83.00 feet to an unmarked point and S 81° 16' 48" E - 271.00 feet to an iron pin found (P15 80640), said iron pin found being on the southern edge of right-of-way of Marvin Hale Road, the southern edge of right-of-way of KY HWY 514 and being in the line of the existing City Limits of Somerset (Ordinance #12 06, Description 20);

Thence leaving the southern edge of right-of-way of Marvin Hale Road and continuing with the western edge of right-of-way of KY HWY 514 and the existing City Limits of Somerset (Ordinance #12 06, Description 20), the full along the (2) calls: S 29° 22' 37" E - 125.41 feet to an iron pin found (P15 81138), S 12° 52' 42" E - 411.11 feet to an iron pin found (P15 81715), S 19° 18' 24" W - 248.42 feet to an iron pin found (P15 81253), S 23° 09' 10" W - 186.47 feet to an iron pin

found (P15 80048), S 18° 54' 16" W - 400.77 feet to an unmarked point, N 54° 29' 31" W - 1133.39 feet to an iron pin found (P15 80048), N 85° 38' 12" W - 680.61 feet to an iron pin found (P15 80048) and N 18° 57' 43" W - 410.03 feet to an unmarked point, said unmarked point being on the eastern edge of right-of-way of Beecher Sears Road.

Thence continuing along the eastern edge of right-of-way of Beecher Sears Road the following calls: (11) calls: N 11° 26' 46" W - 86.45 feet to an unmarked point, N 24° 11' 45" W - 102.51 feet to an unmarked point, N 25° 40' 19" W - 77.42 feet to an unmarked point, a curve to the right with a radius of 215.63 feet, chord direction of N 05° 15' 53" W and a chord distance of 181.17 feet to an unmarked point, N 05° 53' 27" E - 49.47 feet to an unmarked point, a curve to the right with a radius of 957.72 feet, chord direction of N 12° 25' 00" E and a chord distance of 114.16 feet to an unmarked point, N 14° 16' 05" E - 84.44 feet to an unmarked point, N 18° 22' 17" E - 55.83 feet to an unmarked point, N 20° 49' 22" E - 71.25 feet to an unmarked point, N 18° 54' 16" W - 400.77 feet to an unmarked point, and N 18° 57' 43" W - 410.03 feet to a 2" pipe found, said pipe being on the eastern edge of right-of-way of Beecher Sears Road.

Thence leaving the eastern edge of right-of-way of Beecher Sears Road S 85° 51' 00" E - 196.78 feet to an iron pin found (5/8" rebar), S 65° 11' 01" E - 56.80 feet to an iron pin found (5/8" rebar), S 88° 07' 51" E - 231.50 feet to a 1" pipe found, S 85° 19' 06" E - 116.82 feet to an iron pin found (5/8" rebar), N 87° 54' 33" E - 59.93 feet to an iron pin found (P15 83167), N 83° 21' 42" E - 99.78 feet to an iron pin found (P15 83167), N 84° 04' 18" E - 198.48 feet to an iron pin found (P15 80048) and N 01° 12' 34" W - 295.53 feet POINT OF BEGINNING and containing 77.205 acres.

All bearings are referenced to grid north of the Kentucky State Plane Coordinate System - South Zone (NAD83). Description prepared by AGE Engineering Services, Inc. on 21st day of December 2023 for the intent to annex into the City Limits of Somerset.

found (P15 80048), S 18° 54' 16" W - 400.77 feet to an unmarked point, N 54° 29' 31" W - 1133.39 feet to an iron pin found (P15 80048), N 85° 38' 12" W - 680.61 feet to an iron pin found (P15 80048) and N 18° 57' 43" W - 410.03 feet to an unmarked point, said unmarked point being on the eastern edge of right-of-way of Beecher Sears Road.

Thence continuing along the eastern edge of right-of-way of Beecher Sears Road the following calls: (11) calls: N 11° 26' 46" W - 86.45 feet to an unmarked point, N 24° 11' 45" W - 102.51 feet to an unmarked point, N 25° 40' 19" W - 77.42 feet to an unmarked point, a curve to the right with a radius of 215.63 feet, chord direction of N 05° 15' 53" W and a chord distance of 181.17 feet to an unmarked point, N 05° 53' 27" E - 49.47 feet to an unmarked point, a curve to the right with a radius of 957.72 feet, chord direction of N 12° 25' 00" E and a chord distance of 114.16 feet to an unmarked point, N 14° 16' 05" E - 84.44 feet to an unmarked point, N 18° 22' 17" E - 55.83 feet to an unmarked point, N 20° 49' 22" E - 71.25 feet to an unmarked point, N 18° 54' 16" W - 400.77 feet to an unmarked point, and N 18° 57' 43" W - 410.03 feet to a 2" pipe found, said pipe being on the eastern edge of right-of-way of Beecher Sears Road.

Thence leaving the eastern edge of right-of-way of Beecher Sears Road S 85° 51' 00" E - 196.78 feet to an iron pin found (5/8" rebar), S 65° 11' 01" E - 56.80 feet to an iron pin found (5/8" rebar), S 88° 07' 51" E - 231.50 feet to a 1" pipe found, S 85° 19' 06" E - 116.82 feet to an iron pin found (5/8" rebar), N 87° 54' 33" E - 59.93 feet to an iron pin found (P15 83167), N 83° 21' 42" E - 99.78 feet to an iron pin found (P15 83167), N 84° 04' 18" E - 198.48 feet to an iron pin found (P15 80048) and N 01° 12' 34" W - 295.53 feet POINT OF BEGINNING and containing 77.205 acres.

All bearings are referenced to grid north of the Kentucky State Plane Coordinate System - South Zone (NAD83). Description prepared by AGE Engineering Services, Inc. on 21st day of December 2023 for the intent to annex into the City Limits of Somerset.



CITY OF SUMMERS, KENTUCKY  
PLANNING AND ZONING COMMISSION

THE FOLLOWING ARE THE PROVISIONS AND  
RECOMMENDED MAP AMENDMENT FOR  
ANNEXATION NO. 2461

IT FOLLOWS THE CONCLUSIONS AND RECOMMENDED MAP AMENDMENT OF FACTS,  
CONCLUSIONS AND RECOMMENDED MAP AMENDMENT, THE PRELIMINARY  
FINDINGS OF FACTS WERE PREVIOUSLY DISTRIBUTED

XV. Zoning Designation: C-1 (Local Investments), L.L.A., Hwy 192 Tract

For Recreational purposes.

I have below set the parties involved in the above determination of the facts of the 192 Tract of Somerset, Kentucky being annexed into the corporate limits of the City of Somerset.

P15 Tract: 075-0-0-27 & 075-3-1-01

Party One	Party Two
City of Somerset	C.M. Fund Investments, LLC
Planning & Zoning Commission	12920737.W - 125.41 feet
PO Box 992	PO Box 402
Somerset, Kentucky, 42502	Somerset, Kentucky, 42507

The Somerset Planning and Zoning Commission has been asked to seek five (5) tracts of land on Hwy 192 or near its intersection with Hwy 514

The applicant has asked that four (4) of the tracts be zoned Highway Commercial (H-2) and one zoned B-1

The tracts are as follows:

Tract #1  
80 Hwy 192

The tract is Parcel 075-3-1-01, a 0.206-acre tract at the intersection of Hwy 192 and Shelton Hardware Drive. The tract is adjacent to Tract 12 on the Plan designated New The Home Corp/Hart Landfill Tracts recorded in Plat Cases 6-246 93.

The applicant has requested that this tract be zoned H-2.

The comprehensive plan for this tract is residential.

The request is not in compliance with the comprehensive plan.

There were no questions or comments from those attending the meeting during the public hearing.

Zoning Determination, Conclusions and Recommendations Map Amendment  
Annexation 24-01 C.M. Fund Investments, L.L.A., Hwy 192

