

ORDINANCE NO. 03- 07

AN ORDINANCE AMENDING ORDINANCE NO. 00-18, KNOWN AS THE ZONING ORDINANCE AND ALTERING THE ZONING MAP, BY CHANGING A BOUNDARY OF LAND NOW ZONED R-1 TO B-2.

BE IT ORDAINED BY THE COMMON COUNCIL OF THE CITY OF SOMERSET, KENTUCKY:

That Ordinance No. 00-18, known as the Zoning Ordinance, Somerset, Kentucky, be and the same is hereby amended by altering the Zoning Map in the following manner:

- I. By changing the following boundary of land being zoned R-1 to B-2.

A certain tract or parcel of land located on the West side of US 27 in Somerset, Pulaski County, Kentucky, approximately 0.15 miles from the junction of Oakhill Road and US 27.

BEGINNING on an iron pin found (LPLS1253) on the West right of way of Bogle Street (a 60 foot right of way), said pin being a corner with JW Alexander (deed not on record);

Thence with on the West right of way of Bogle Street South 32 degrees 40 minutes 32 seconds East for a distance of 20.69 feet to a point;

Thence leaving on the West right of way of Bogle Street with the planning and zoning line South 04 degrees 54 minutes 37 seconds West for a distance of 639.03 feet to a point in the line with G&W Host, Inc. (Deed Book 569 Page 693);

Thence with the line with G&H Host, Inc. North 85 degrees 02 minutes 38 seconds West for a distance of 190.00 feet to an iron pin found, said pin being a corner with WBW Investments, Inc. (Deed Book 636 Page 515);

Thence with the line with WBW Investments, Inc. North 09 degrees 45 minutes 29 seconds West for a distance of 276.74 feet to an iron pin set;

Thence with the line with WBW Investments, Inc. North 22 degrees 38 minutes 44 seconds West for a distance of

275.71 feet to an iron pin found (LPLS1253), Said pin being a corner with JW Alexander (deed not on record); Thence with the line with JW Alexander North 74 degrees 01 minutes 14 seconds East for a distance of 401.38 feet to an iron pin found (LPLS1253) which is the point of beginning and having an area of 3.8558 acres as surveyed by Bobby Hudson LPLS 1253 on 02/13/2001.

The above described being a portion of the property conveyed to WBW Investments, Inc. by Deed Book 636 Page 515 in the records of the Pulaski County Court Clerks Office at Somerset, Kentucky.

All corners or witness monuments referred to herein as iron pins set are one-half inch rebar 18 inches long and capped with an orange cap marked LS1253, except as otherwise noted. All bearings are referenced to the Meridian.

This property is subject to any and all rights of way and/or easements of record or in existence at this time and regulations that may apply through planning and zoning.

- II. The City Clerk of the City of Somerset, Kentucky is hereby authorized to alter the Zoning Map to reflect said change.
- III. This Ordinance shall be in full force and effect from and after adoption.

FIRST READING: May 13, 2003

SECOND READING: May 15, 2003

APPROVED:

J. Miller
MAYOR

ATTEST:

Anna Healy
CITY CLERK

APPLICATION FOR ZONING AMENDMENT/DEVELOPMENT PLAN APPROVAL
TO THE
SOMERSET PLANNING COMMISSION

APPLICATION NO. 03-02

THE UNDERSIGNED OWNER(S) OF THE FOLLOWING LEGALLY DESCRIBED PROPERTY
REQUEST THE CONSIDERATION OF CHANGE IN ZONING DISTRICT CLASSIFICATION
APPROVAL OF DEVELOPMENT PLAN AS SPECIFIED BELOW:

1. NAME OF APPLICANT W.B.W. Investments
MAILING ADDRESS P.O. Box 547 Somerset Ky 42502
PHONE NUMBER (HOME) _____ (BUSINESS) 606-451-8360
PROPERTY OWNER W.B.W. Investments
2. LOCATION DESCRIPTION S. Hwy 27 and Bogle St. near intersection of 27 and Oakhill Rd
3. EXISTING USE Undeveloped
PROPOSED USE Developed for business
4. PRESENT ZONING DISTRICT R-1
5. PROPOSED ZONING DISTRICT B-2

SUPPORT INFORMATION: ATTACH THE FOLLOWING ITEMS TO THE APPLICATION:

- A. A VICINITY MAP SHOWING PROPERTY LINES, STREETS, AND EXISTING PROPOSED ZONING.
- B. A LIST OF ALL PROPERTY OWNERS AND THEIR MAILING ADDRESSES WITHIN, CONTIGUOUS TO, AND DIRECTLY ACROSS THE STREET FROM THE PROPOSED REZONING.
- C. FEES AS REQUIRED
- D. LEGAL DESCRIPTION

DATE 2-27-03 APPLICANT SIGNATURE John T. Mandt

FOR OFFICIAL USE ONLY
PLANNING COMMISSION

DATE FILED 2-27-03 DATE OF NOTICE IN NEWSPAPER 3-17-03
DATE OF NOTICE TO PROPERTY OWNER 3-11-03
DATE OF PUBLIC HEARING 3-25-03 FEES PAID 402.00
RECOMMENDATION OF PLANNING COMMISSION: APPROVAL DENIAL
REASON FOR RECOMMENDATION _____

DATE 4-22-03 PLANNING COMMISSION CHAIRMAN [Signature]

FOR OFFICIAL USE ONLY
(LEGISLATIVE AUTHORITY)

DATE OF RECOMMENDATION RECEIVED _____
ACTION BY LEGISLATIVE AUTHORITY: APPROVED _____ DENIAL _____
IF DENIED, REASON FOR DENIAL _____

DATE _____ CLERK _____

NOTE: THREE COPIES OF THIS FORM AND SUPPORTING INFORMATION MUST BE FILED WITH THE SOMERSET PLANNING COMMISSION. APPLICATION MUST BE RETURNED TO THE OFFICE OF CODE ENFORCEMENT TWO WEEKS PRIOR TO MEETING DATE.

**PUBLIC HEARING
SOMERSET PLANNING COMMISSION
ZONE CHANGE**

AT THE REQUEST OF W.B.W. INVESTMENTS, A PUBLIC
HEARING WILL BE HELD AT THE SOMERSET CITY HALL, 400 EAST MT
VERNON STREET, SOMERSET KY (COUNCIL CHAMBERS) ON
MARCH 25, 2003 AT 6:30P.M. FOR THE PURPOSE OF
REZONING UNDEVELOPED LAND ON HWY. 27 FROM THE PRESENT
R-1 TO B-2.

A LEGAL DESCRIPTION IS AS FOLLOWS:

A CERTAIN TRACT OR PARCEL OF LAND LOCATED ON THE WEST SIDE OF US 27 IN SOMERSET, PULASKI COUNTY, KENTUCKY APPROXIMATELY 0.15 MILES FROM THE JUNCTION OF OAKHILL ROAD AND US 27.

BEGINNING ON AN IRON PIN FOUND (LPLS1253) ON THE WEST RIGHT OF WAY OF BOGLE STREET (A 60 FOOT RIGHT OF WAY), SAID PIN BEING A CORNER WITH J W ALEXANDER (DEED NOT ON RECORD);
THENCE WITH ON THE WEST RIGHT OF WAY OF BOGLE STREET SOUTH 32 DEGREES 40 MINUTES 32 SECONDS EAST FOR A DISTANCE OF 20.69 FEET TO A POINT;
THENCE LEAVING ON THE WEST RIGHT OF WAY OF BOGLE STREET WITH THE PLANNING AND ZONING LINE SOUTH 04 DEGREES 54 MINUTES 37 SECONDS WEST FOR A DISTANCE OF 639.03 FEET TO A POINT IN THE LINE WITH G&W HOST, INC. (DEED BOOK 569 PAGE 693);
THENCE WITH THE LINE WITH G&W HOST, INC. NORTH 85 DEGREES 02 MINUTES 38 SECONDS WEST FOR A DISTANCE OF 190.00 FEET TO AN IRON PIN FOUND, SAID PIN BEING A CORNER WITH WBW INVESTMENTS, INC. (DEED BOOK 636 PAGE 515);
THENCE WITH THE LINE WITH WBW INVESTMENTS, INC. NORTH 09 DEGREES 45 MINUTES 29 SECONDS WEST FOR A DISTANCE OF 276.74 FEET TO AN IRON PIN SET;
THENCE WITH THE LINE WITH WBW INVESTMENTS, INC. NORTH 22 DEGREES 38 MINUTES 44 SECONDS WEST FOR A DISTANCE OF 275.71 FEET TO AN IRON PIN FOUND (LPLS1253), SAID PIN BEING A CORNER WITH J W ALEXANDER (DEED NOT ON RECORD);
THENCE WITH THE LINE WITH J W ALEXANDER NORTH 74 DEGREES 01 MINUTES 14 SECONDS EAST FOR A DISTANCE OF 401.38 FEET TO AN IRON PIN FOUND (LPLS1253) WHICH IS THE POINT OF BEGINNING AND HAVING AN AREA OF 3.8558 ACRES AS SURVEYED BY BOBBY HUDSON LPLS 1253 ON 02/13/2001.

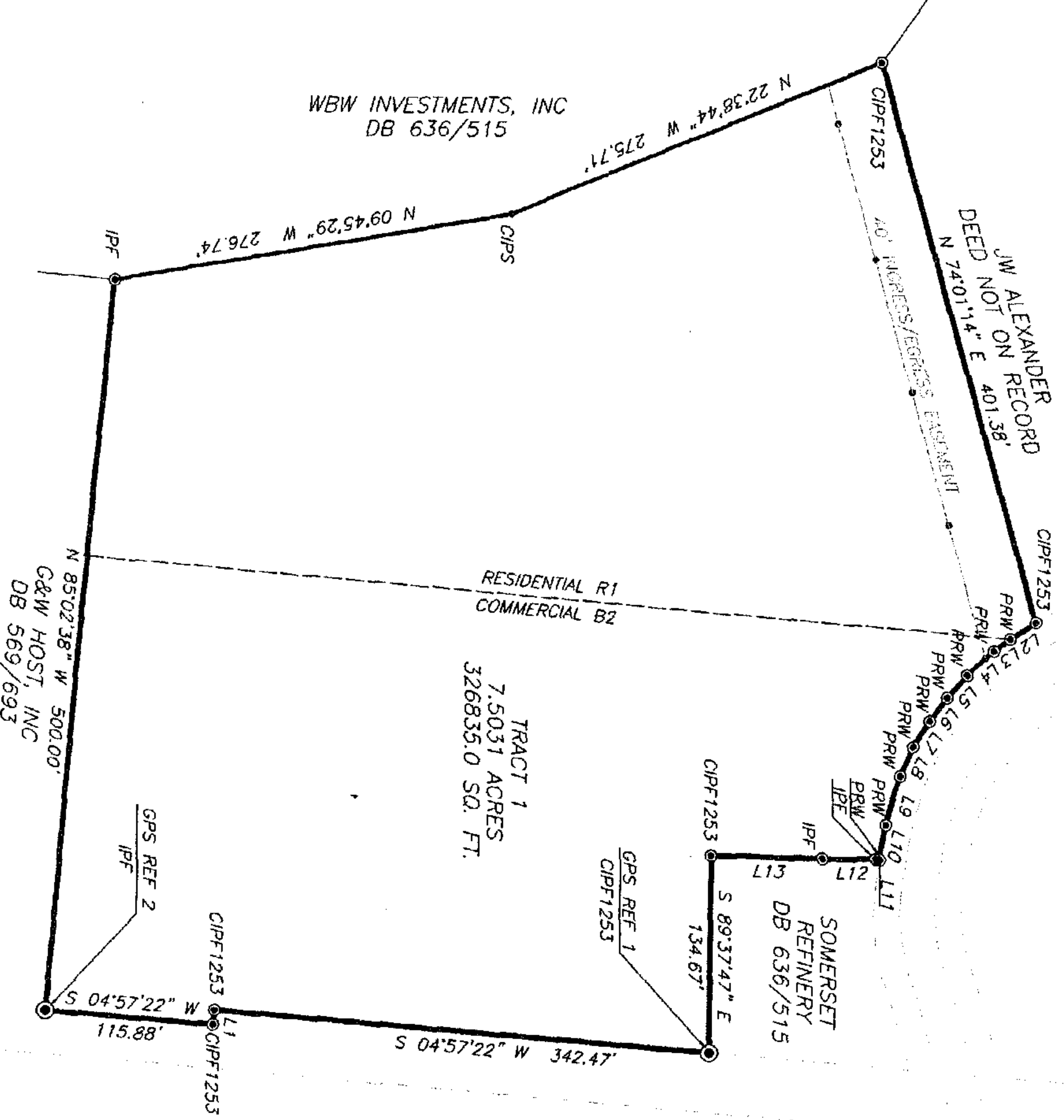
THE ABOVE DESCRIBED BEING A PORTION OF THE PROPERTY CONVEYED TO WBW INVESTMENTS, INC. BY DEED BOOK 636 PAGE 515 IN THE RECORDS OF THE PULASKI COUNTY COURT CLERKS OFFICE AT SOMERSET, KENTUCKY.

ALL CORNERS OR WITNESS MONUMENTS REFERRED TO HEREIN AS IRON PINS SET ARE ONE-HALF INCH REBAR 18 INCHES LONG AND CAPPED WITH AN ORANGE CAP MARKED LS 1253, EXCEPT AS OTHERWISE NOTED. ALL BEARINGS ARE REFERENCED TO THE MERIDIAN.

THIS PROPERTY IS SUBJECT TO ANY AND ALL RIGHTS OF WAY AND/OR EASEMENTS OF RECORD OR IN EXISTENCE AT THIS TIME AND REGULATIONS THAT MAY APPLY THROUGH PLANNING AND ZONING.

PROPERTY KNOWN AS S. HWY 27 & BOGLE ST

L2	S 32.40'32" E	20.69'
L3	S 36.57'53" E	14.10'
L4	S 42.05'45" E	24.61'
L5	S 48.32'55" E	20.97'
L6	S 54.21'19" E	20.00'
L7	S 57.28'47" E	20.97'
L8	S 66.47'33" E	21.89'
L9	S 73.27'17" E	35.09'
L10	S 79.35'54" E	23.99'
L11	S 00.51'31" W	2.52'
L12	S 00.51'31" W	36.64'
L13	S 01.42'30" W	76.67'



STATE OF KENTUCKY
BOBBY L HUDSON
LICENSED PROFESSIONAL LAND SURVEYOR
1253

FEET

REPRODUCTION OF ORIGINAL INSTRUMENT
GENERAL NOTE: THIS INSTRUMENT IS A REPRODUCTION OF THE ORIGINAL INSTRUMENT AND IS NOT A COPY OF THE ORIGINAL INSTRUMENT. THE ORIGINAL INSTRUMENT IS THE ONLY COPY OF THE ORIGINAL INSTRUMENT THAT IS ON FILE IN THE OFFICE OF THE COUNTY CLERK OF THE COUNTY OF KENTUCKY. THIS INSTRUMENT IS NOT VALID UNLESS IT IS IDENTICAL TO THE ORIGINAL INSTRUMENT.

1. I, BOBBY L. HUDSON, LAND SURVEYOR, HAVE SURVEYED AND PLATED THE ABOVE DESCRIBED TRACT OF LAND AND THE BOUNDARIES THEREOF AND THE ADJACENT TRACTS AS SHOWN ON THE ATTACHED MAPS AND INSTRUMENTS.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND SEAL AT COVINGTON, KENTUCKY, THIS 15th DAY OF MARCH, 2005.

BOBBY L. HUDSON
LAND SURVEYOR
DATE: 03/15/2005

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REPRODUCED PROPERTY OWNER
TRAC FOSTON IS

BOBBY L. HUDSON
LAND SURVEYOR
DATE: 03/15/2005

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LAND SURVEYOR
DATE: 03/15/2005

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