

ORDINANCE NO. 02- 12

AN ORDINANCE AMENDING ORDINANCE NO. 80-13, 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. 80-13, 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 parcel of ground located and being in Pulaski County, Kentucky, about a mile west of Somerset, Kentucky on the waters of Sinking Creek and bounded as follows:

BEGINNING at a stone on Langdon Street the southwest corner of S. L. Sears lot; thence Southward with Langdon Street 50 feet to a stone; thence N 69-1/2 E 277 feet to a stone Thurman line; thence N 21-1/2 W 50 feet to a stone the Southeast corner of Sears lot; thence Westward with Sears line to the beginning.

Being the same property conveyed to the parties of the first part on the 28th day of July, 1961 by J.O. McDowell and Magola McDowell, his wife, as the same appears of record in Deed Book 286, page 460, Pulaski County Court Clerk's Office, Kentucky.

Together with and subject to covenants, easements, and restrictions of record.

- 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: October 14, 2002

SECOND READING: October 28, 2002

APPROVED:

J. W. Weller
MAYOR

ATTEST:

David H. Wadsworth
CITY CLERK

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

APPLICATION NO. 02-05

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 George B. Corder Trust, Harold E. Corder Trust
MAILING ADDRESS 311 Sioux Trail
PHONE NUMBER (HOME) 606-678-8144 ~~(BUSINESS)~~
PROPERTY OWNER Same as above
2. LOCATION DESCRIPTION 336 Langdon St
3. EXISTING USE Residential
PROPOSED USE Business
PRESENT ZONING DISTRICT R-1
4. 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 8-28-2002 APPLICANT SIGNATURE GEORGE B. CORDER TRUST
Harold E. Corder Trustee

FOR OFFICIAL USE ONLY
PLANNING COMMISSION

DATE FILED 8-28-02 DATE OF NOTICE IN NEWSPAPER 9-15-02
DATE OF NOTICE TO PROPERTY OWNER 9-10-02
DATE OF PUBLIC HEARING 9-24-02 FEES PAID 402.00
RECOMMENDATION OF PLANNING COMMISSION: APPROVAL DENIAL
REASON FOR RECOMMENDATION Other property
Comp. plan calls for area to be
B-2

DATE _____ PLANNING COMMISSION CHAIRMAN _____

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 4 WEEKS PRIOR TO MEETING DATE.

**PUBLIC HEARING
SOMERSET PLANNING COMMISSION
ZONE CHANGE**

AT THE REQUEST OF GEORGE B. CORDER TRUST, A PUBLIC
HEARING WILL BE HELD AT THE SOMERSET CITY HALL, 400 EAST MT
VERNON STREET. SOMERSET KY (COUNCIL CHAMBERS) ON
SEPTEMBER 24, 2002 AT 6:30P.M. FOR THE PURPOSE OF
REZONING 336 LANGDON ST FROM THE PRESENT
R-1 TO B-2.

A LEGAL DESCRIPTION IS AS FOLLOWS:

A certain parcel of ground located and being in Pulaski County, Kentucky, about a mile west of Somerset, Kentucky on the waters of Sinking Creek and bounded as follows:

BEGINNING at a stone on Langdon Street the southwest corner of S. L. Sears lot; thence Southward with Langdon Street 50 feet to a stone; thence N $69\frac{1}{2}$ E 277 feet to a stone Thurman line; thence N $21\frac{1}{2}$ W 50 feet to a stone the Southeast corner of Sears lot; thence Westward with Sears line to the beginning.

Being the same property conveyed to the parties of the first part on the 28th day of July, 1961 by J. O. McDowell and Magola McDowell, his wife, as the same appears of record in Deed Book 236, page 460, Pulaski County Court Clerk's Office, Kentucky.

PROPERTY KNOWN AS 336 LANGDON ST

SOURCE OF TITLE:

THE TRACT SHOWN HEREON IS ALL THE PROPERTY CONVEYED TO GEORGE CORDER AND LENA A. CORDER, HIS WIFE, DATED AUGUST 20, 1994 AND OF RECORD IN DEED BOOK 458, PAGE 283 IN THE PULASKI COUNTY CLERK'S OFFICE.

NOTES:
PROPERTY SHOWN HEREON IS SUBJECT TO ALL COVENANTS, EASEMENTS, EXCEPTIONS, RIGHT-OF-WAYS, AND RESTRICTIONS OF RECORD OR NOT ON RECORD OR LISTED HEREON.
NO TITLE REPORT WAS PROVIDED THIS SURVEY.

LEGEND

- BENCHMARK POINT (AND MONUMENT SET)
- SURVEY STATION (10" BASS BRICK)
- BOUNDARY LINE
- BOUNDARY LINE CONCORDANT WITH RIGHT-OF-WAY
- - - EXISTING FENCE
- - - EXISTING CENTER LINE
- - - APL — APPROPRIATE LOCATION OF ADJOINING PROPERTY LINE

SURVEYORS CERTIFICATION:

I HEREBY CERTIFY THAT THE SURVEY DEPICTED BY THIS PLAN WAS DONE BY PERSONS UNDER MY DIRECT SUPERVISION BY THE METHOD OF RANDOM TRAVERSE WITH SIGHTSOTS. THE UNADJUSTED PRECISION RATIO OF THE TRAVERSE WAS 1:46,188 AND WAS NOT ADJUSTED FOR CLOSURE. THE SURVEY AS SHOWN HEREON IS A CLASS "A" SURVEY AND THE ACCURACY AND THE PRECISION OF SAID SURVEY MEETS OR EXCEEDS ALL THE SPECIFICATIONS OF THIS CLASS.
THIS DRAWING IS NOT VALID UNLESS THE ORIGINAL SIGNATURE AND STAMP ARE ATTACHED. ANY REPRODUCTION OR VARIANCE TO THIS SURVEY BY ELECTRONIC OR ANY OTHER MEANS ARE NOT TO BE CONSIDERED ISSUED BY LICENSED SURVEYOR.

THIS CERTIFICATION OF SURVEY AND PLAN WAS PREPARED FOR THE ENTRY IN THE TITLE BLOCK HEREON AND DOES NOT EXTEND TO ANY OTHER ENTITY, UNLESS RECEIVED BY THE PROFESSIONAL LAND SURVEYOR.

JODY DAGLEY
KY. P.L.S. NO. 5138
DATE

HAROLD CORDER BOUNDARY RETRACEMENT

CLIENTS:
HAROLD CORDER
311 SOUL TRAIL
SOMERSET, KY. 42501

PROPERTY OWNERS:
GEORGE B. CORDER
311 SOUL TRAIL
SOMERSET, KY. 42501

LOCATION OF PARCELS:
A CERTAIN TRACT OR PARCELS OF LAND LYING IN THE CITY OF SOMERSET, COUNTY OF PULASKI, STATE OF KENTUCKY AND LOCATED NORTHEAST OF THE INTERSECTION OF LANGDON STREET AND FLOYD STREET.

SCALE: 1" = 30'

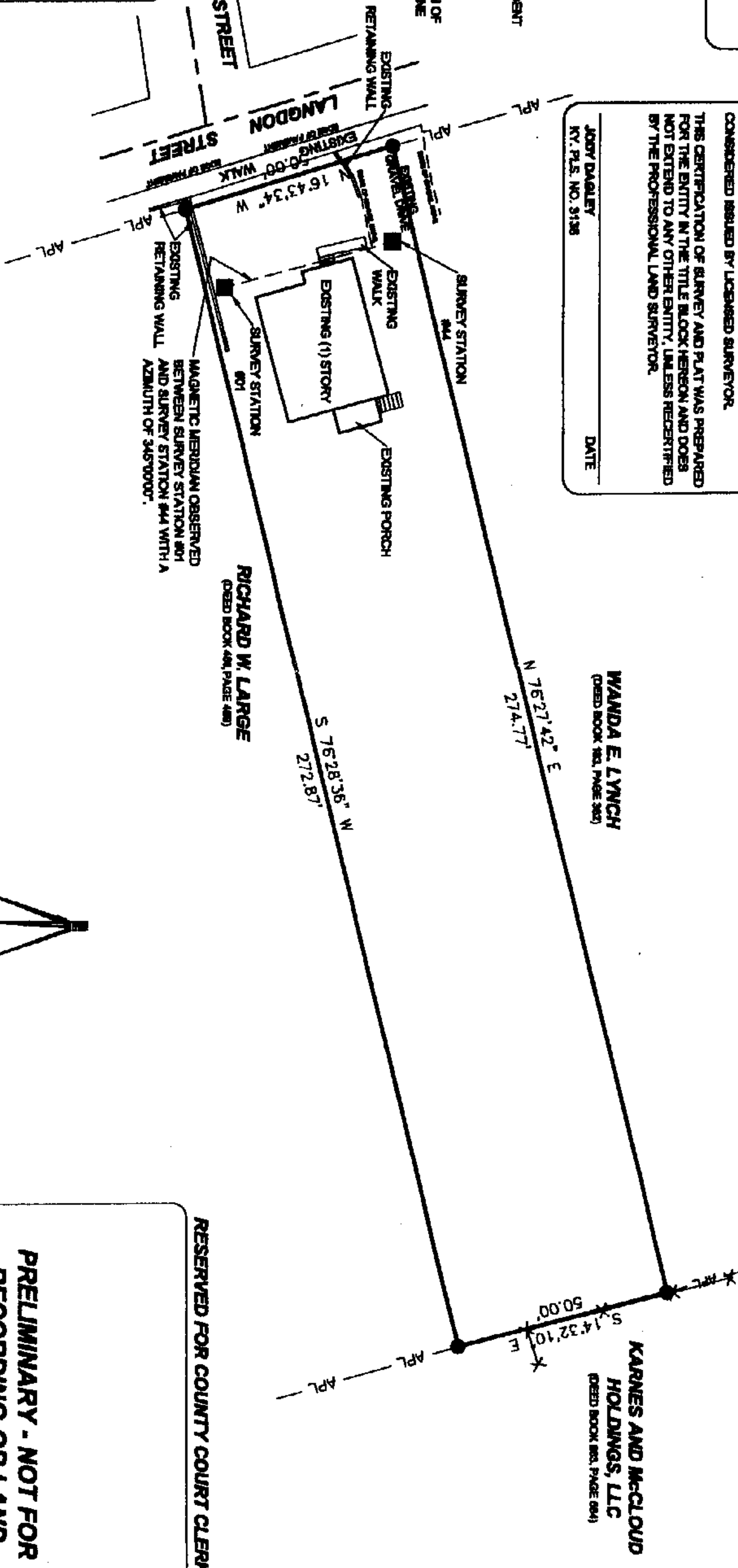
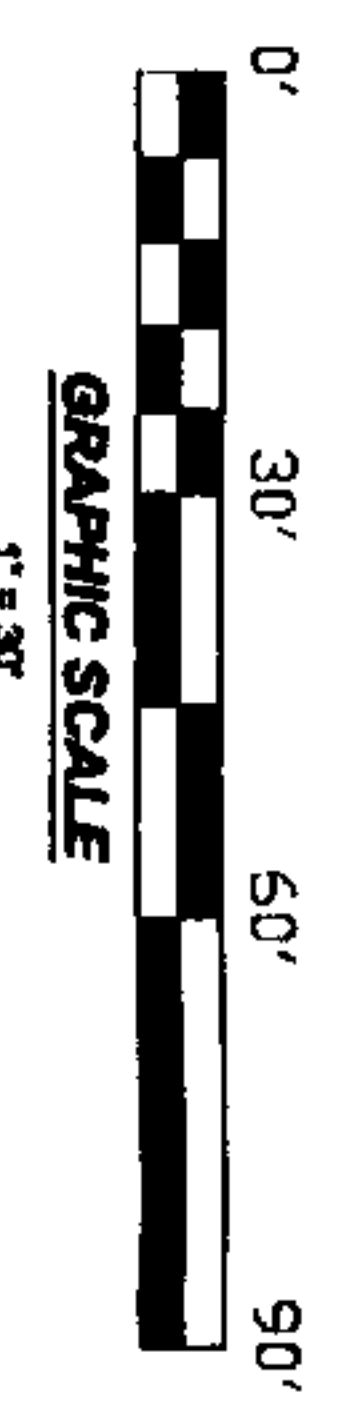
DRAWN BY: K.R.

APPROVED BY: J.C.D. PLS. 5138

FIELD CREW ID: J.C.D. & K.R.

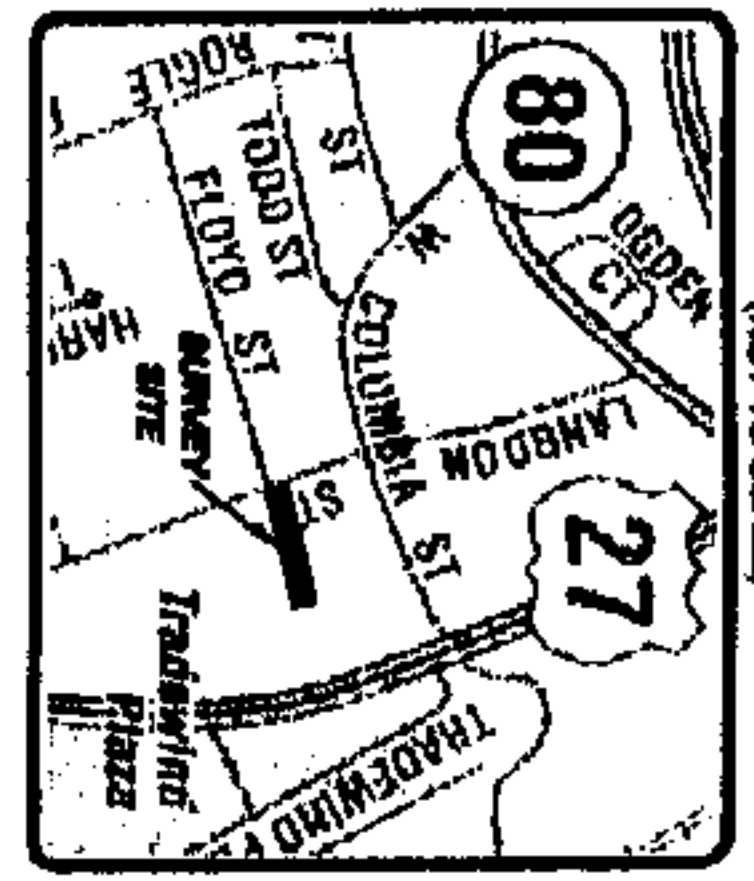
DRAWING NO.: JD02-205

DRAWING DATE: 10/07/02



WANDA E. LYNCH
(DEED BOOK 383, PAGE 383)

KARNES AND McCLOUD HOLDINGS, LLC
(DEED BOOK 883, PAGE 884)



BEARINGS SHOWN HEREON WERE CORRELATED TO THE MAGNETIC MERIDIAN AS OBSERVED ON 08/30/02.

PRELIMINARY - NOT FOR RECORDING OR LAND TRANSFER

RESERVED FOR COUNTY COURT CLERK

SURVEYED BY:
J.D. LAND SURVEYING, LLC
417 ODDEN STREET
SOMERSET, KY. 42501
(800) 451-1955

JODY C. DAGLEY
KY. P.L.S. NO. 5138
ANTHONY G. THOMPSON
KY. P.L.S. NO. 3830

FIELD SURVEY DATE: 08/20/02 THROUGH 10/07/02