

ORDINANCE NUMBER 24- 12

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, 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 ONE TRACK TOTALING 2.19 ACRES SHOWN ON AN ANNEXATION MAP TITLED CITY OF SOMERSET ORDINANCE 24-12 BY JD LAND SURVEYING, DATED 4-25-24, SAID LAND HAVING PVA LOT DESIGNATION 062-3-1-55.3 AND ADDRESSED 100 FAMILY FUN DRIVE, SOMERSET, KY 42501-3191. THE PROPERTY COMMONLY REFERRED TO AS SOMERSET FALLS MINIATURE GOLF.

SECTION 2. THE PROPERTY SHALL BE ZONED – B2 BASED UPON ITS CURRENT USE AS A COMMERCIAL RECREATIONAL

BUSINESS – MINIATURE GOLF AND CONCESSIONS. IT ADJOINS B2 PROPERTIES TO THE EAST AND SOUTH.

SECTION 3.

NOTICE TO PULASKI COUNTY FISCAL COURT WAS GIVEN AFTER THE FIRST READING AND 45 DAYS BEFORE THE SECOND READING. THE PROPERTY OWNER SEEKS CITY UTILITY RATES AND EXPRESSING THE LEGAL RIGHT TO CHOSE ANNEXATION. THE FOREGOING CONSTITUTE VALID REQUIREMENTS FOR ANNEXATION BEFORE JULY 1, 2024, PURSUANT TO 23 REGULAR SESSION SENATE BILL 141.

SECTION 4.

THIS ORDINANCE SHALL TAKE EFFECT AFTER ITS PASSAGE AND UPON PUBLICATION BY LAW.

FIRST READING: MAY 13, 2024

SECOND READING (NOT BEFORE JUNE 27, 2024): JULY 8, 2024

APPROVED: 

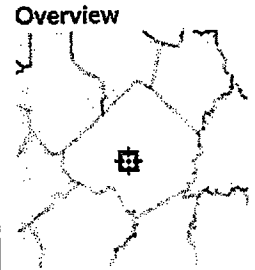
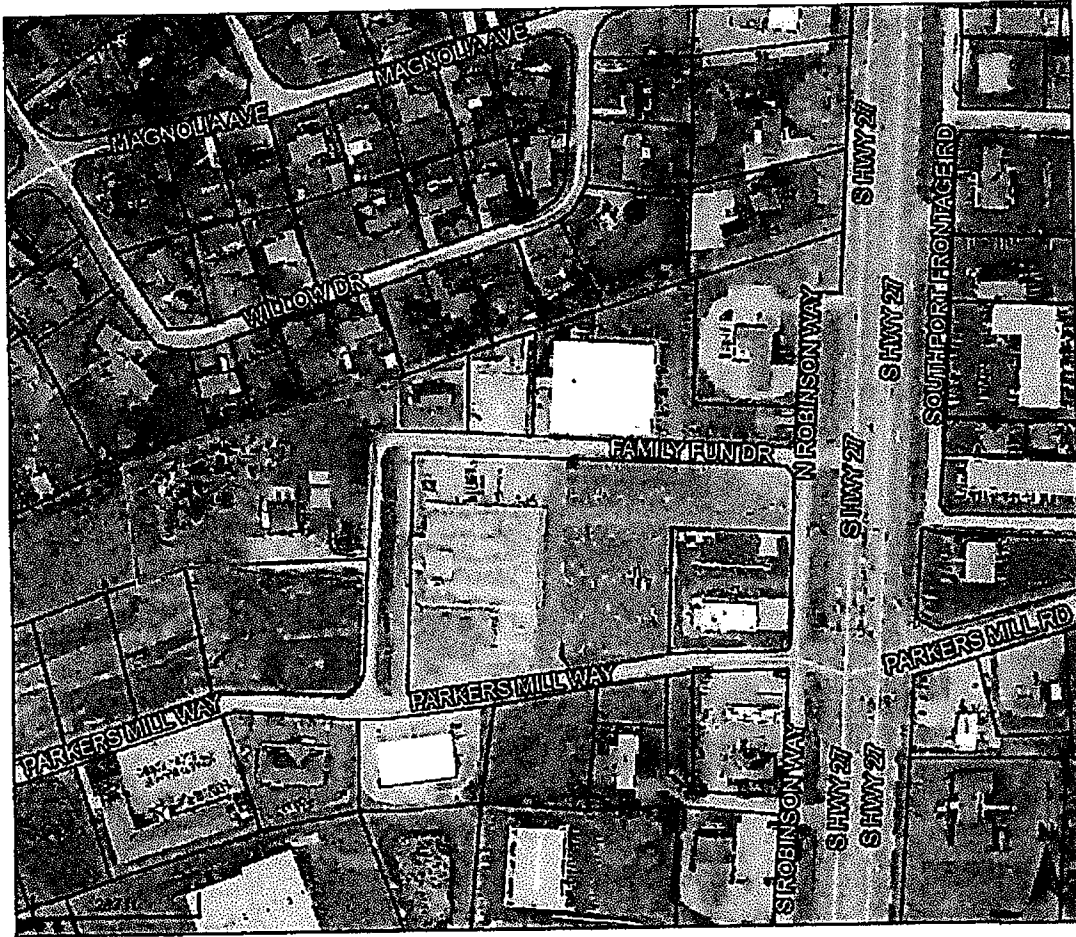
ALAN L. KECK, MAYOR
CITY OF SOMERSET, KY

ATTEST: 

NICK BRADLEY, CITY CLERK



Pulaski County, KY PVA



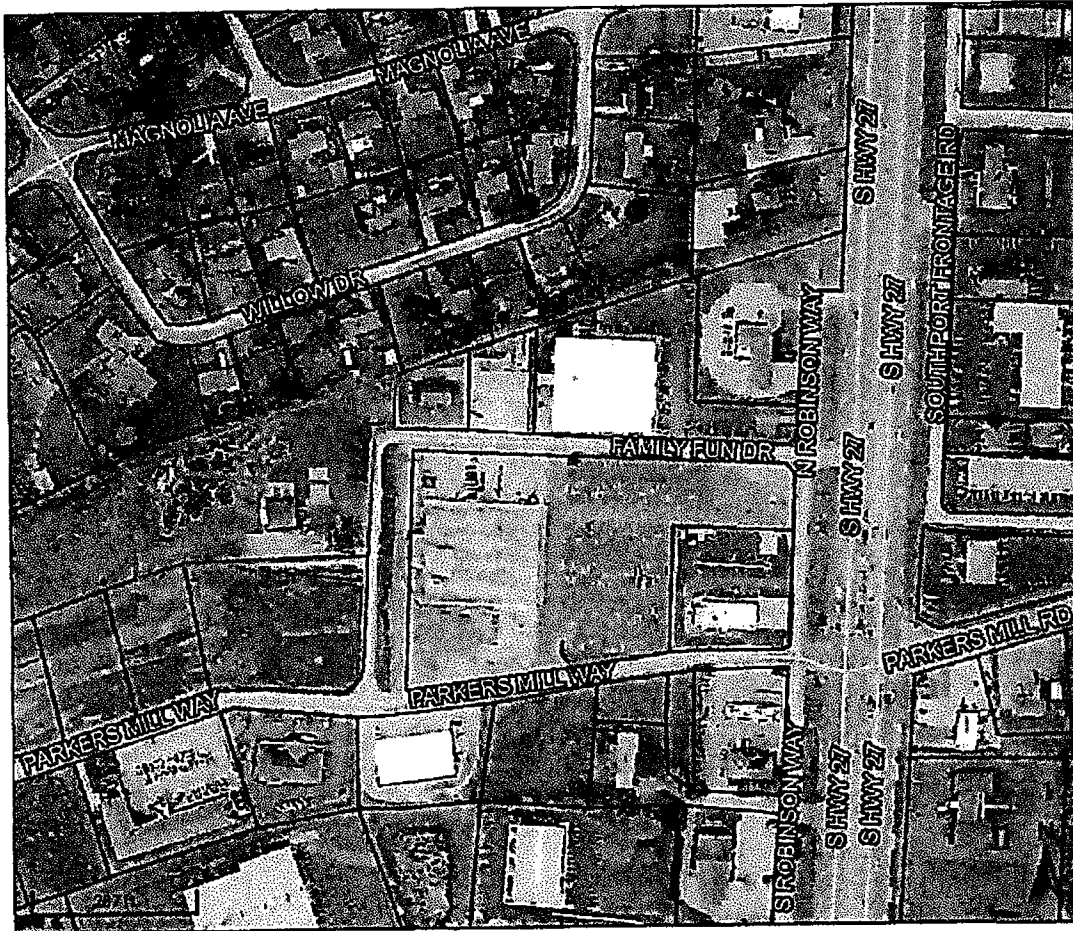
- Legend**
- Parcels
 - Roads
 - Land hook

Parcel ID	062-3-1-55.3	Mailing Address	100 FAMILY FUN DR LLC	Total Value	\$300,000	Last 2 Sales			
Class	COMMERCIAL		405 COLLEGE ST			Date	Price	Reason	Qual
Taxing District	11		SOMERSET, KY 42501			9/8/2023	\$300000	K	U
Acres/Lot	1.24	Physical Address	100 FAMILY FUN DR			9/16/2020	\$360000	K	U
			Pulaski County						

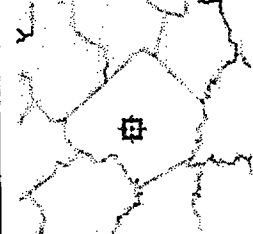
Brief TR 3 WAYNE & LINDA ROLLER PROP 1.24 AC
Tax Description (Note: Not to be used on legal documents)

Date created: 5/1/2024
 Last Data Uploaded: 4/30/2024 9:10:54 PM

Developed by Schneider GEOSPATIAL



Overview



Legend

- Parcels
- Roads
- Land hook

Parcel ID	062-3-1-55.4	Mailing Address	100 FAMILY FUN DR LLC	Total Value	\$60,000	Last 2 Sales			
Class	COMMERCIAL		405 COLLEGE ST			Date	Price	Reason	Qual
Taxing District	1.1		SOMERSET, KY 42501			9/8/2023	\$300000	K	U
Acres/Lot	1.0	Physical Address	FAMILY FUN DR			9/16/2020	\$360000	K	U
			Pulaski County						

Brief
Tax Description 1 AC PARKERS MILL WAY
 (Note: Not to be used on legal documents)

Date created: 5/1/2024
 Last Data Uploaded: 4/30/2024 9:10:54 PM

Developed by Schneider
 GEOSPATIAL



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, Philip Farley, formally request annexation

of my property located at 100 Family Fun Drive

into the City of Somerset.

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

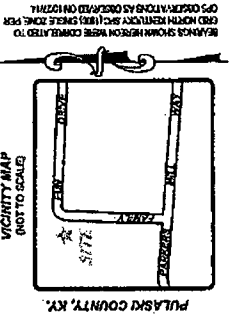
I also request that this property be zoned _____.



Signature

05/01/24

Date



J.C. DAGLEY
3138
PROFESSIONAL
LAND SURVEYOR

SURVEYORS CERTIFICATION:

I HEREBY CERTIFY THAT THE BOUNDARY FOR ANNEXATION ORDINANCE NO. 2024-01 FOR THE TRACT OF LAND SHOWN HEREON IS BASED ON AN ACTUAL FIELD SURVEY BY A TOPCON RTK GPS SYSTEM TO PERFORM A STATIC SESSION TO ESTABLISH GRID NORTH AND KEATUCKY SINGLE ZONE STATE PLANE COORDINATES FOR THE SURVEY PROJECT SHOWN HEREON. THE SURVEY SHOWN HEREON WAS TAKEN FROM DEEDS OF RECORD, TRANSPORTATION CABINET PLANS AND ACTUAL FIELD MEASUREMENTS OF FOUR CORNERS.

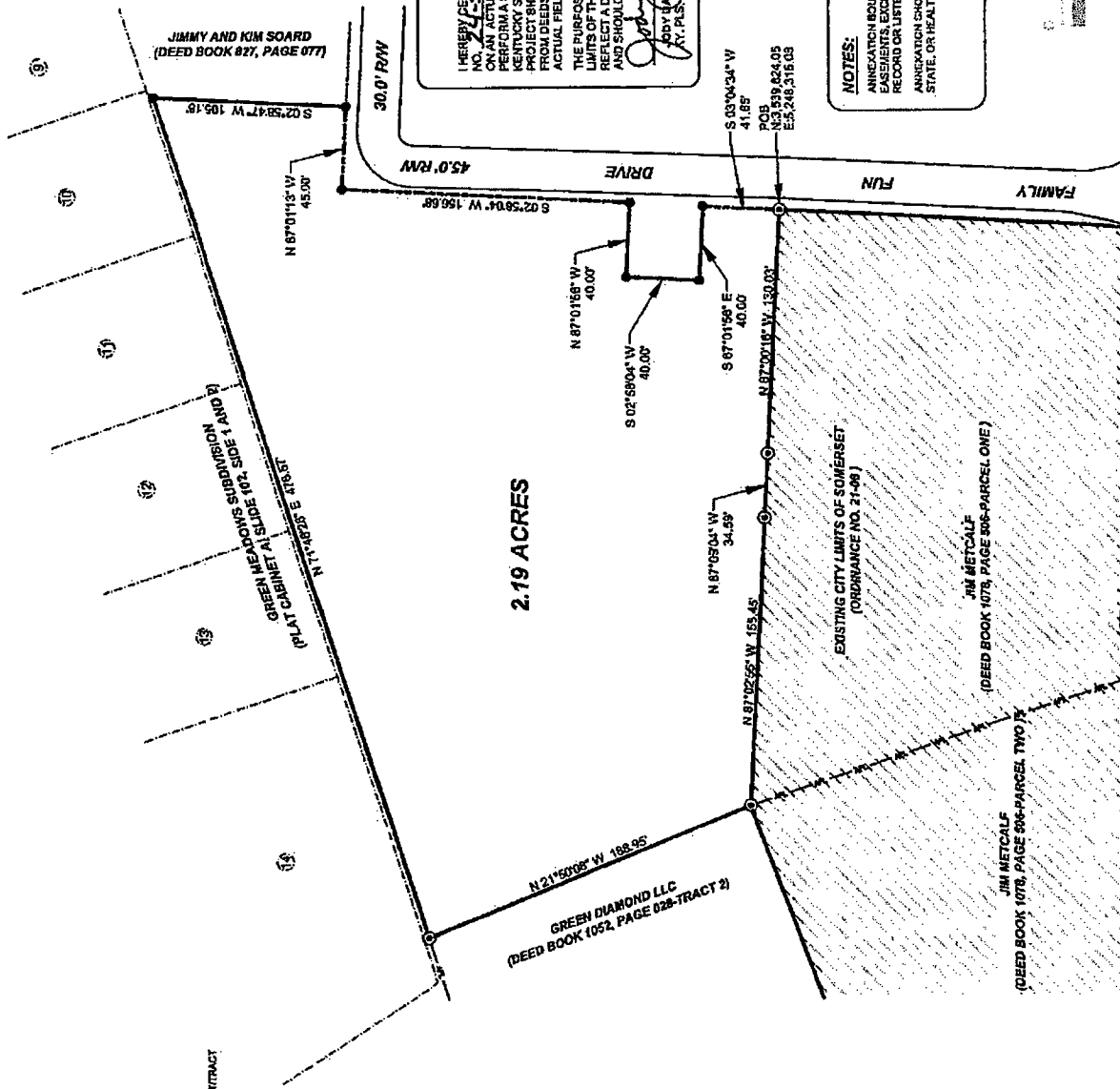
THE PURPOSE OF THE ANNEXATION SURVEY IS TO DELINEATE THE LIMITS OF THE ANNEXATION BOUNDARY. IT DOES NOT IN ANY WAY REFLECT A DETERMINATION OF THE INDIVIDUAL PARCEL BOUNDARIES AND SHOULD NOT BE USED FOR THIS PURPOSE.

Jody Dagley
JODY DAGLEY
KY. PLS. NO. 3133
4-25-24
DATE

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 ON ZONING REGULATIONS.



- LEGEND:**
- SET BY STEEL BENCHMARK, 18" IN LENGTH WITH A RED PLASTIC SURVEY CAP STAMPED J.C.D. PLS. 3133
 - FOUND BY REBAR WITH A RED PLASTIC SURVEY CAP STAMPED W. DALLAGLE HAS UNLESS OTHERWISE NOTED
 - POINT (N/O MONUMENT SET)
 - BOUNDARY LINE
 - BOUNDARY LINE CONCORDANT WITH RIGHT-OF-WAY
 - EXISTING SOMERSET CITY LIMITS
 - BOUNDARY LINE
 - APPROXIMATE LOCATION OF ADJOINING LOT/TRACT
 - APPROXIMATE LOCATION OF ADJOINING PROPERTY LINE
 - LINE OF GREEN MEADOWS SUBDIVISION
 - LOT/TRACT NUMBER OF GREEN MEADOWS SUBDIVISION

J.D. LAND SURVEYING, INC.
202 COLLEGE ST.
SOMERSET, KY 42901
TEL: 606.338.1111
WWW.JDLANDSURVEYING.COM

Boundary Survey
 Commercial
 Residential
 Topographic Survey
 Fences
 As-Built Survey
 ALI-BUILDING
 Construction

CITY OF SOMERSET ORDINANCE NO. _____	
THIS PLAT DEPICTS A BOUNDARY SURVEY THAT COMPLES WITH 201 PAR 18-730	
CLIENT(S)/PROPERTY OWNER(S): 100 FAMILY FUN DR, LLC 202 COLLEGE ST SOMERSET, KY 42901	
LOCATION OF PARCEL: 100 FAMILY FUN DR	
SCALE: 1" = 60'	PROJECT FILE: JD-735
DRAWN BY: M.S.	FIELD CREW ID: J.C.D./R.M.
DRAWING DATE: 04/24/2024	DRAWING NO. JD-7350

EXHIBIT "A"

City of Somerset, KY. Annexation Ordinance No. 24-12

DESCRIPTION

A certain tract or parcel of land lying on the west side of Family Fun Drive in Somerset, Pulaski County, Kentucky 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 27th, 2014.

BEGINNING at a found 1/2" rebar with a red plastic survey cap stamped W. Daulton LS 2463 located on the west 45.0' right-of-way of Family Fun Drive, said rebar being a corner to Jim Metcalf (deed book 1078, page 506-Parcel One) and a corner to the Existing City Limits of Somerset (Ordinance No. 21-08), said rebar having a Kentucky Single Zone State Plane Coordinates of N: 3,539,824.06, E: 5,248,315.06; Thence with Metcalf and the Existing City Limits of Somerset the following (3) calls: N 87°00'16" W a distance of 130.03' to a found 1/2" rebar with a red plastic survey cap stamped W. Daulton LS 2463; Thence N 87°09'04" W a distance of 34.59' to a found 1/2" rebar with a red plastic survey cap stamped W. Daulton LS 2463; Thence N 87°02'55" W a distance of 155.45' to a found 1/2" rebar with a red plastic survey cap stamped W. Daulton LS 2463 being a corner to Green Diamond, LLC (deed book 1052, page 028-Tract 2); Thence with Green Diamond, LLC, N 21°50'08" W a distance of 188.95' to a found 1/2" rebar with a red plastic survey cap stamped W. Daulton LS 2463 being a corner to Lot 13 of Green Meadows Subdivision (plat cabinet A, slide 102-side 1 and 2); Thence with Lots 14,13,12,11 and 10 of Green Meadows Subdivision, N 71°48'26" E a distance of 476.57' to a point being a corner to Jimmy and Kim Soard (deed book 827, page 077); Thence with Soard, S 02°58'47" W a distance of 105.18' to a point located on the 30.0' north right-of-way of Family Fun Drive; Thence N 87°01'13" W a distance of 45.00' to a point located on the west 45.0' right-of-way of Family Fun Drive; Thence with the west right-of-way of Family Fun Drive, S 02°58'04" W a distance of 156.68' to a point; Thence leaving the right-of-way of Family Fun Drive, N 87°01'56" W a distance of 40.00' to a point; Thence S 02°58'04" W a distance of 40.00' to a point; Thence S 87°01'56" E a distance of 40.00' to a point located on the west right-of-way of Family Fun Drive; Thence with the west right-of-way of Family Fun Drive, S 03°04'34" W a distance of 41.65' to the **POINT OF BEGINNING**, having an area of 2.19 acres, according to a field survey completed on February 3rd, 2021 and performed under the direct supervision of Jody C. Dagley PLS 3138, with JD Land Surveying, Inc.

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

Jody C. Dagley
Jody C. Dagley

4-25-24

Date

