

ORDINANCE NO. 2026-6

AN ORDINANCE OF THE CITY OF CORBIN, KENTUCKY, ANNEXING TO THE CITY LIMITS OF CORBIN, KENTUCKY, A CERTAIN TRACT OF REAL PROPERTY AND ESTABLISHING THE ZONING CLASSIFICATION FOR SAID TRACT OF REAL PROPERTY OWNED BY INDIVIDUAL PROPERTY OWNERS

WHEREAS, KRS 81A.410 authorizes and delegates to city legislative bodies the authority to annex territories;

WHEREAS, KRS 81A.412 provides the manner in which said annexation may be accomplished by consent of the property owners;

WHEREAS, KRS 81A.415 provides the manner in which said annexation may be accomplished by a city contained in two counties of an area in an additional county;

WHEREAS, the property owners have petitioned and consented in writing that their certain tracts of real property be annexed and incorporated into the City of Corbin, Kentucky;

WHEREAS, the real property described herein is adjacent and contiguous to the present City of Corbin, Kentucky;

WHEREAS, the real property described herein by reason of population density, commercial, industrial, institutional, or governmental use of land, or subdivision of land, is urban in character or suitable for development for urban purposes without unreasonable delay;

WHEREAS, the real property described herein is not within the boundary of another incorporated city;

WHEREAS, the real property described herein contains infrastructure owned by the city or an agency, political subdivision, department or instrumentality of the City of Corbin, Kentucky.

WHEREAS, the real property described herein is not within an agricultural district as certified by the State Soil and Water Conservation Commission; and

WHEREAS, at least forty-five (45) days prior to enactment of a final annexation ordinance under KRS 81 A.412, the City of Corbin provided notice of said annexation to the Laurel County Fiscal Court, the county containing the territory to be annexed.

NOW THEREFORE BE IT ORDAINED BY THE BOARD OF COMMISSIONERS OF THE CITY OF CORBIN, KENTUCKY, as follows:

SECTION ONE: That pursuant to KRS 81A.412 and KRS 81A.415 that certain tract of real property owned by Baxmax, LLC., located at US 25E, Corbin, Ky. and being a portion of the property assigned Laurel County PVA map number 122-00-00-087.00, is hereby annexed to the City of Corbin, Kentucky and said tract of real property being more particularly described in the Deed from G&M Oil Company, Inc., dated July 1, 2026 and recorded in Deed Book 839 at page 107 in the Laurel County Court Clerk's Office, to wit:

Boundary Description

Parcel 1 - Consolidation Plat of Baxmax, LLC & G&M Oil Co.

U.S. 25E (West Cumberland Parkway)

Corbin, Laurel County, Kentucky

Being Parcel 1 of the Consolidation Plat of Baxmax, LLC & G&M Oil Co., and being a part of the lands of G&M Oil Co. as recorded in Deed Book 172, Page 376; Deed Book 172, Page 433; Deed Book 209, Page 1; and Deed Book 483, Page 232, all in the Office of the Clerk of Laurel County, Kentucky, and being more particularly described as follows:

BEGINNING AT A POINT, said point being an iron pin set (EA Partners, PLC KY #3992) (Monument #3) marking the easternmost corner of said Parcel 1, having Kentucky State Plane Coordinate System (Single Zone, NAD83, U.S. Survey Feet) coordinates of North 3,519,771.3202 and East 5,401,980.8832, said point also being a corner to the remaining lands of G&M Oil Co. (Parcel 3) and in the western line of the lands of Marie Mills (Deed Book 577, Page 93); thence with said western line of Marie Mills for the following two (2) calls: South 46 degrees 23 minutes 58 seconds West, 279.59 feet to an iron pin found, the southernmost corner of said Parcel 1; thence North 43 degrees 15 minutes 07 seconds West, 267.83 feet to a PK with Disk found in the line of Parcel 2 (Baxmax, LLC, Deed Book 818, Page 547); thence with the line of said Parcel 2 (Baxmax, LLC) North 48 degrees 03 minutes 09 seconds East, 13.82 feet to an iron pin set (EA Partners, PLC KY #3992); thence North 41 degrees 43 minutes 25 seconds West, 283.79 feet to an iron pin found (cap #4048); thence continuing along said division line for the following three (3) calls: North 15 degrees 31 minutes 34 seconds West, 198.59 feet to an iron pin found (cap #4048); thence North 15 degrees 39 minutes 25 seconds West, 184.52 feet to an iron pin found (cap #4048); thence North 37 degrees 10 minutes 57 seconds West, 68.95 feet to an iron pin found (cap #4048); thence North 83 degrees 22 minutes 19 seconds East, 45.94 feet to Monument #1, an iron pin set (EA Partners, PLC KY #3992) having coordinates of North 3,520,423.889 and East 5,401,317.302; thence South 15 degrees 35 minutes 21 seconds East, 435.42 feet to Monument #2, an iron

pin set (EA Partners, PLC KY #3992) having coordinates of North 3,520,004.483 and East 5,401,434.3165; thence South 41 degrees 43 minutes 25 seconds East, 242.65 feet to an iron pin set (EA Partners, PLC KY #3992); thence South 83 degrees 49 minutes 03 seconds East, 33.18 feet to an iron pin set (EA Partners, PLC KY #3992); thence North 48 degrees 13 minutes 22 seconds East, 221.64 feet to an iron pin set (EA Partners, PLC KY #3992); thence South 43 degrees 36 minutes 02 seconds East, 270.86 feet to the POINT OF BEGINNING and containing 2.11 acres, more or less, as shown on the Consolidation Plat of Baxmax, LLC & G&M Oil Co.

Bearings and coordinates are referenced to the Kentucky State Plane Coordinate System, Single Zone (NAD83), U.S. Survey Feet. All iron pins set carry a cap stamped "EA Partners, PLC KY #3992." This description was prepared from the Consolidation Plat of Baxmax, LLC & G&M Oil Co. (EA Partners, PLC Project Number 2408), Corbin, Laurel County, Kentucky, and is based on that survey.

Being the same property conveyed to Baxmax, LLC, by deed from G&M Oil Company, Inc., dated July 1, 2026 and recorded in Deed Book 839 at page 107 in the Laurel County Court Clerk's Office.

SECTION TWO: That the above-referenced and above-described tract of real property set forth in Section One above containing real property owned by Baxmax, LLC. is hereby zoned

commercial and shall maintain the same zoning designation.

SECTION THREE: That the Zoning Map of the City of Corbin, Kentucky, is hereby amended to add the above-referenced and above-described tract of real property set forth in Section One above to the City of Corbin, Kentucky's boundaries and to reflect the zoning classifications given to said tract of real property as set forth in Section Two.

SECTION FOUR: This Ordinance includes a map showing the zoning classification given to the above-referenced and above-described tract of real property annexed and zoned herein. Said map is attached hereto and marked Exhibit "B" and is hereby incorporated herein by reference. This Ordinance and map attached hereto as Exhibit "B" can be reviewed and inspected at the office of the City Clerk, City of Corbin, Kentucky, City Government Center, City Hall, 805 South Main Street, Corbin, Kentucky 40701, Monday through Friday from 8:00 a.m. until 4:00 p.m.

SECTION FIVE: This Ordinance shall take effect upon two (2) readings, passage and legal advertisement.

SECTION SIX: All Ordinances or portions thereof in conflict herewith are hereby repealed.

FIRST READING: 8/17/2026

SECOND READING: 8/24/2026

PUBLICATION DATE: 9/2/2026

APPROVED BY: SUZIE RAZMUS, MAYOR

ATTEST: TORI BROCK, CITY CLERK

