ORDINANCE NO. 2026-9

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

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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, 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 in not within the boundary of another incorporated city;

WHEREAS, the real property described herein in 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 81A.412, the City of Corbin provided notice of said annexation to the Whitley 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 those certain tracts of real property owned by Franklin K. Perkins and Scuffletown Properties, located at 60 Weldon Pointe, Corbin, Ky., and assigned the following map numbers by the Whitley County PVA: 120-00-00-053.00 and 120-00-00-053.12, are hereby annexed to the City of Corbin, Kentucky and said tracts of real property being more particularly described as follows:

A certain tract located approximately three hundred and thirty (330) feet south from the intersection of State Route #1259 (Scuffletown Road) and Weldon Point PS #1644, Corbin, Kentucky and more particularly described as follows:

All hereinafter coordinates are referenced from Kentucky State Plane Coordinate System, Single Zone, and referenced from the 1983 North American Datum. All hereinafter bearings and distances are referenced to the Kentucky State Plane Grid System.

BEGINNING at an iron pin (found), having a State Plane Coordinate of 3,500,671.69 NORTH and 5,398,211.03 EAST; Said iron pin also being a property boundary corner of Alison and Eric Overley (Deed Book 590, Page 622 - now or formerly), William R. Storms (Deed Book 553, Page 755 - now or formerly) and Scuffletown Properties (Deed Book 463, Page 365 - now or formerly); Thence, leaving the Storms property boundary comer and with the Overley and Scuffletown Properties property boundary line, SOUTH 74 DEGREES 18 MINUTES 03 SECONDS EAST 110.10 FEET to an iron pin (found), located on the south right-of-way line of Weldon Point;

Thence, leaving the Overley property boundary comer and with the Scuffletown Properties property boundary line and on the south right-of-way line of Weldon Point, the following bearings and distances;

SOUTH 64 DEGREES 27 MINUTES 47 SECONDS EAST 25.00 FEET;

A CURVE to the RIGHT having an ARC LENGTH of 19.69 FEET, a RADIUS of 25.00 FEET, a CHORD BEARING of NORTH 48 DEGREES 05 MINUTES 57 SECONDS EAST, a CHORD LENGTH of 19.18 FEET;

NORTH 74 DEGREES 21 MINUTES 35 SECONDS EAST 7.91 FEET;

SOUTH 67 DEGREES 42 MINUTES 44 SECONDS EAST 89.93 FEET;

SOUTH 70 DEGREES 15 MINUTES 11 SECONDS EAST 93.70 FEET to an iron pin (found);

SOUTH 88 DEGREES 10 MINUTES 15 SECONDS EAST 156.71 FEET to an iron pin (found);

Said iron pin also being a property boundary corner of Derek and Leslie McIntosh (Deed Book 559, Page 017 - now or formerly);

Thence, leaving the south right-of-way line of Weldon Point and with the McIntosh (Deed Book 559, Page 017 and Deed Book 557, Page 571 - now or formerly) and Franklin K. Perkins (Deed Book 540, Page 004 - now or formerly) property boundary lines, the following bearings and distances;

SOUTH 06 DEGREES 25 MINUTES 02 SECONDS WEST 140.56 FEET to an iron pin (found);

SOUTH 78 DEGREES 31 MINUTES 02 SECONDS EAST 23.80 FEET;

SOUTH 73 DEGREES 51 MINUTES 19 SECONDS EAST 75.54 FEET;

SOUTH 65 DEGREES 04 MINUTES 31 SECONDS EAST 37.41 FEET to an iron pin (found);

NORTH 88 DEGREES 27 MINUTES 59 SECONDS EAST 36.39 FEET to an iron pin (found);

NORTH 88 DEGREES 28 MINUTES 03 SECONDS EAST 90.06 FEET to an iron pin (found); Said iron pin also being a property boundary corner of Grace on the Hill Church, Inc. (Deed Book 570, Page 338 - now or formerly) and also adjacent or contiguous to the existing Corbin City Limits (Ordinance No. 11-98, Resolution 2-2009);

Thence, leaving the McIntosh property boundary corner and with the Perkins and Grace on the Hill Church, Inc. property boundary lines, and with the existing Corbin City Limits (Ordinance No. 11-98, Resolution 2-2009), the following bearings and distances;

SOUTH 00 DEGREES 27 MINUTES 50 SECONDS WEST 128.97 FEET to an iron pin (found);

SOUTH 01 DEGREES 55 MINUTES 31 SECONDS WEST 68.84 FEET to an iron pin (found);

SOUTH 07 DEGREES 47 MINUTES 27 SECONDS WEST 89.36 FEET to an iron pin (found);

SOUTH 01 DEGREES 03 MINUTES 11 SECONDS WEST 120.72 FEET to an iron pin (found);

SOUTH 00 DEGREES 09 MINUTES 32 SECONDS WEST 74.88 FEET to a wood post (found), having a State Plane Coordinate of 3,499,915.60 NORTH and 5,398,912.12 EAST; Said wood post also being a property boundary comer of Baptist Healthcare System, Inc. (Deed Book 552, Page 487 - now or formerly) and also adjacent or contiguous to the existing Corbin City Limits (Ordinance No. 9-86, Resolution 1-2009);

Thence, leaving the Grace on the Hill Church, Inc. property boundary corner and the existing Corbin City Limits (Ordinance No. 11-98, Resolution 2-2009) and with the Perkins, Baptist Healthcare System, Inc. and the existing Corbin City Limits (Ordinance No. 9-86, Resolution 1-2009), the following bearings and distances;

NORTH 59 DEGREES 37 MINUTES 04 SECONDS WEST 79.13 FEET to a wood post (found);

NORTH 75 DEGREES 20 MINUTES 00 SECONDS WEST 85.78 FEET to a wood post (found);

NORTH 70 DEGREES 06 MINUTES 00 SECONDS WEST 138.15 FEET to a wood post (found);

NORTH 68 DEGREES 43 MINUTES 00 SECONDS WEST 136.95 FEET to a wood post (found);

NORTH 71 DEGREES 49 MINUTES 52 SECONDS WEST 38.62 FEET to a meander comer;

Said meander corner also being a property boundary corner of William R. Storms (Deed Book 553, Page 755 - now or formerly);

Thence, leaving the Baptist Healthcare System, Inc. property boundary corner and the existing Corbin City Limits (Ordinance No. 9-86, Resolution 1-2009) and with the Storms, Perkins and Scuffletown Properties property boundary lines, the following bearings and distances;

NORTH 09 DEGREES 56 MINUTES 57 SECONDS EAST 46.93 FEET to an iron pin (found);

NORTH 09 DEGREES 56 MINUTES 57 SECONDS EAST 244.76 FEET to an iron pin (found);

NORTH 78 DEGREES 08 MINUTES 51 SECONDS WEST 354.17 FEET to an iron pin (found);

NORTH 10 DEGREES 12 MINUTES 10 SECONDS EAST 229.14 FEET to the comer of the

BEGINNING containing 6.358 ACRES more or less, by calculation. This city annexation description was prepared from survey plat maps, deeds, GPS field data and information provided by the City of Corbin, Kentucky, dated June 17, 2026, by Kentucky Surveys, Inc., Curtis J. Felts, Licensed Professional Surveyor #3431.

Being the same property conveyed to Franklin K. Perkins by deed from Charles M. Sears, unmarried, dated June 9, 2017 and recorded in Deed Book 540 at page 4 in the Whitley County Court Clerk's Office. And being a part of the same property conveyed to Cumberland Valley National Bank and Trust Company by deed from Scuffletown Properties, dated August 8, 2005 and recorded in Deed Book 463 at page 365 in the office aforesaid.

SECTION TWO: That the above-referenced and above-described tracts of real property set forth in Section One above containing real property owned by Franklin K. Perkins and Scuffletown Properties, a Limited Liability Corporation, is hereby zoned R1 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 classifications given to the above-referenced and above-described tract of real property annexed and zoned herein. Said map is attached hereto and marked Exhibit "A" and is hereby incorporated herein by reference. This Ordinance and map attached hereto as Exhibit "A" 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: 10/19/2026
SECOND READING: 11/16/2026
PUBLICATION DATE: 11/25/2026

APPROVED BY: SUZIE RAZMUS, MAYOR
ATTEST: TORI BROCK, CITY CLERK

