

MUNICIPAL ORDER 22-2020

A MUNICIPAL ORDER AUTHORIZING AND DIRECTING THE MAYOR TO EXECUTE A REAL ESTATE PURCHASE AND SALE AGREEMENT FOR THE ACQUISITION OF APPROXIMATELY TWENTY-FOUR AND TWO TENTHS AND EIGHT HUNDREDTHS (24.280) ACRES OF REAL PROPERTY LOCATED AT PLEASANT VALLEY ROAD FOR PURPOSES OF EXTENDING FAIRVIEW DRIVE; AND AUTHORIZING THE MAYOR TO EXECUTE A DEED TRANSFERRING ANY SURPLUS FROM THE PROPERTY.

WHEREAS, the City of Owensboro is engaged in the development of Gateway Commons located near Highway 54, Fairview Drive, Pleasant Valley Road, Hayden Road, and Highway 603, which will include the construction of the new Daviess County Middle School; and

WHEREAS, as a part of the development, the City seeks to extend Fairview Drive which would then connect to Highway 603, property adjacent to the new Daviess County Middle School; and

WHEREAS, James Pantle, Ernest Pantle, Jane Pantle, Ann Pantle and Mary Lou Pantle have agreed to sell approximately twenty-four and two tenths and eight hundredths (24.280) acres of real property located at Pleasant Valley Road to the City, a small portion of which will be utilized to extend Fairview Drive; and

WHEREAS, the City has no use for a portion of the twenty-four and two tenths and eight hundredths (24.280) acres not used for the extension of Fairview Drive and wishes to sell said property in accordance with KRS 82.083.

NOW, THEREFORE, BE IT ORDERED BY THE CITY OF OWENSBORO, KENTUCKY, AS FOLLOWS:

Section 1. The Board of Commissioners hereby authorizes and directs the Mayor and other appropriate city officials to negotiate and execute a purchase agreement which sets forth the terms and conditions for the City's acquisition of twenty-four and two tenths and eight hundredths (24.280) acres of real property located at Pleasant Valley Road, owned by James Pantle, Ernest Pantle, Jane Pantle, Ann Pantle and Mary Lou Pantle. Said property is more particularly described in Exhibit "A" herein.

Section 2. That the City of Owensboro, Kentucky, by and through its Board of Commissioners, hereby approves the purchase of the twenty-four and two tenths and eight hundredths (24.280) acres for the purpose of extending Fairview Drive to Highway 603.

Section 3. In accordance with KRS 82.083(3), the Board of Commissioners makes the following determination:

- (1) The surplus real property not necessary for the extension of Fairview Drive is more particularly described in Exhibit "B" herein.
- (2) It is in the public interest to dispose of the property listed above in order that an interested party can purchase and develop the property for residences or businesses for the benefit of the community.
- (3) The property listed in Section 3(1) above shall be sold in accordance with KRS 82.083(4)(g) for its appraised fair market value.

Section 4. That the Mayor, City Manager, and appropriate staff members are hereby authorized to sign any and all deeds or other documents deemed necessary to the furtherance of the authority to purchase and transfer the real property described herein.

**INTRODUCED, PUBLICLY READ AND FINALLY APPROVED ON ONE
READING**, this the 4th day of August, 2020.

Thomas H. Watson, Mayor

ATTEST:

Beth Cecil, City Clerk

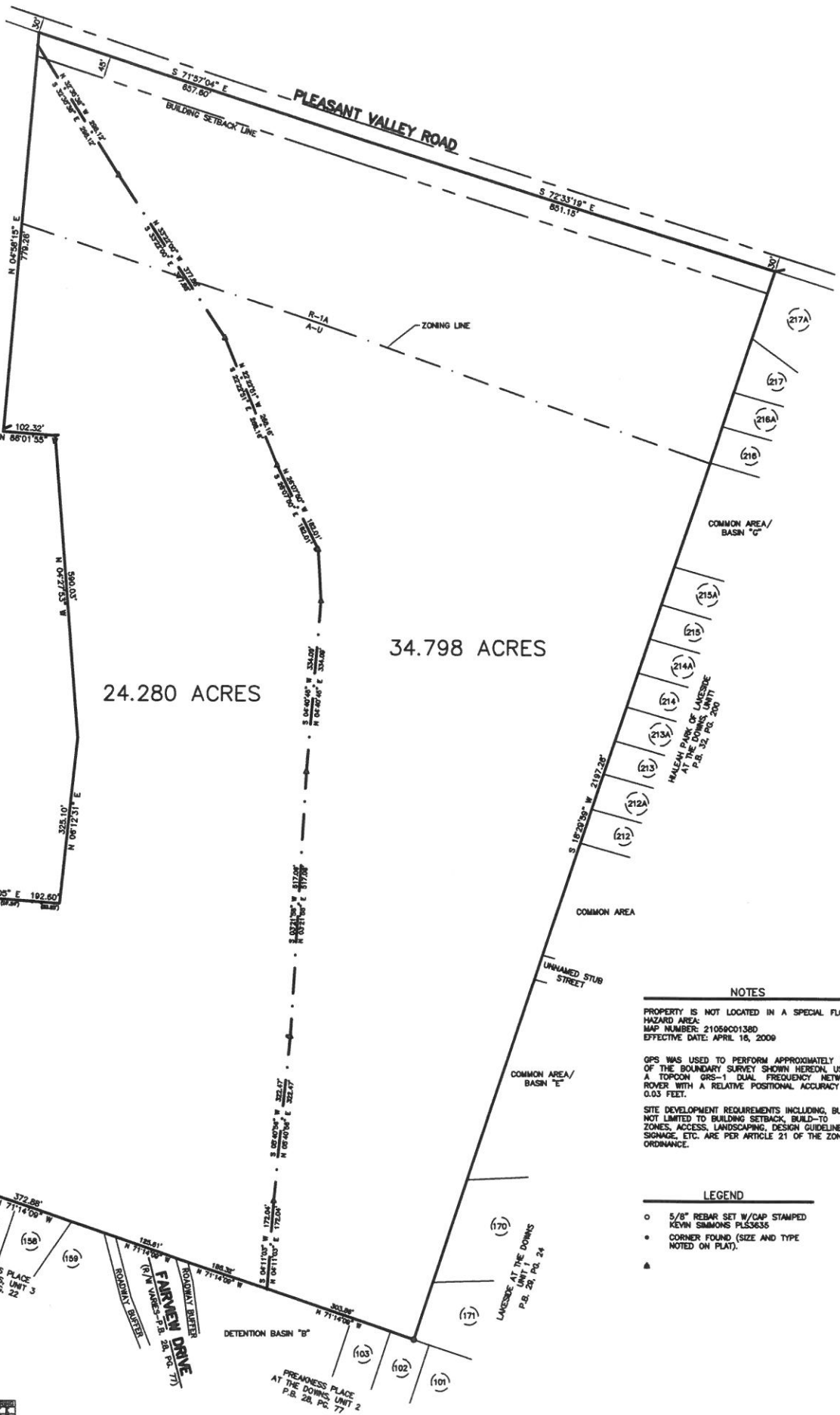
Exhibit A



NETWORK: KENTUCKY VRS NETWORK ADJUSTED RTK
 STATE PLANE COORDINATES: KENTUCKY SOUTH ZONE
 GEOD MODEL: G2012AU7
 VERTICAL DATUM: NAVD88

SENIOR GREEN, LLC
 D.B. 1011, PG. 319
 D.B. 1009, PG. 889
 D.B. 1008, PG. 575
 D.B. 1008, PG. 705

DAVISS COUNTY SCHOOL DISTRICT
 FINANCE CORPORATION
 D.B. 1012, PG. 181



NOTES

PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA.
 MAP NUMBER: 21054C01380
 EFFECTIVE DATE: APRIL 16, 2009

GPS WAS USED TO PERFORM APPROXIMATELY 75% OF THE BOUNDARY SURVEY SHOWN HEREON, USING A TOPCON GRS-1 DUAL FREQUENCY NETWORK ROVER WITH A RELATIVE POSITIONAL ACCURACY OF 0.03 FEET.

SITE DEVELOPMENT REQUIREMENTS INCLUDING, BUT NOT LIMITED TO BUILDING SETBACK, BUILD-TO ZONES, ACCESS, LANDSCAPING, DESIGN GUIDELINES, SIGNAGE, ETC. ARE PER ARTICLE 21 OF THE ZONING ORDINANCE.

LEGEND

- 5/8" REBAR SET W/CAP STAMPED KEYWAY SURVEYS PLS3635
- CORNER FOUND (SIZE AND TYPE NOTED ON PLAT)
- ▲

1	2	3	4	5	6	7	8	9	10
11	12	13	14	15	16	17	18	19	20
21	22	23	24	25	26	27	28	29	30

31	32	33	34	35	36	37	38	39	40
41	42	43	44	45	46	47	48	49	50
51	52	53	54	55	56	57	58	59	60

"EXHIBIT B"

OWNER'S SIGNATURE _____ DATE _____

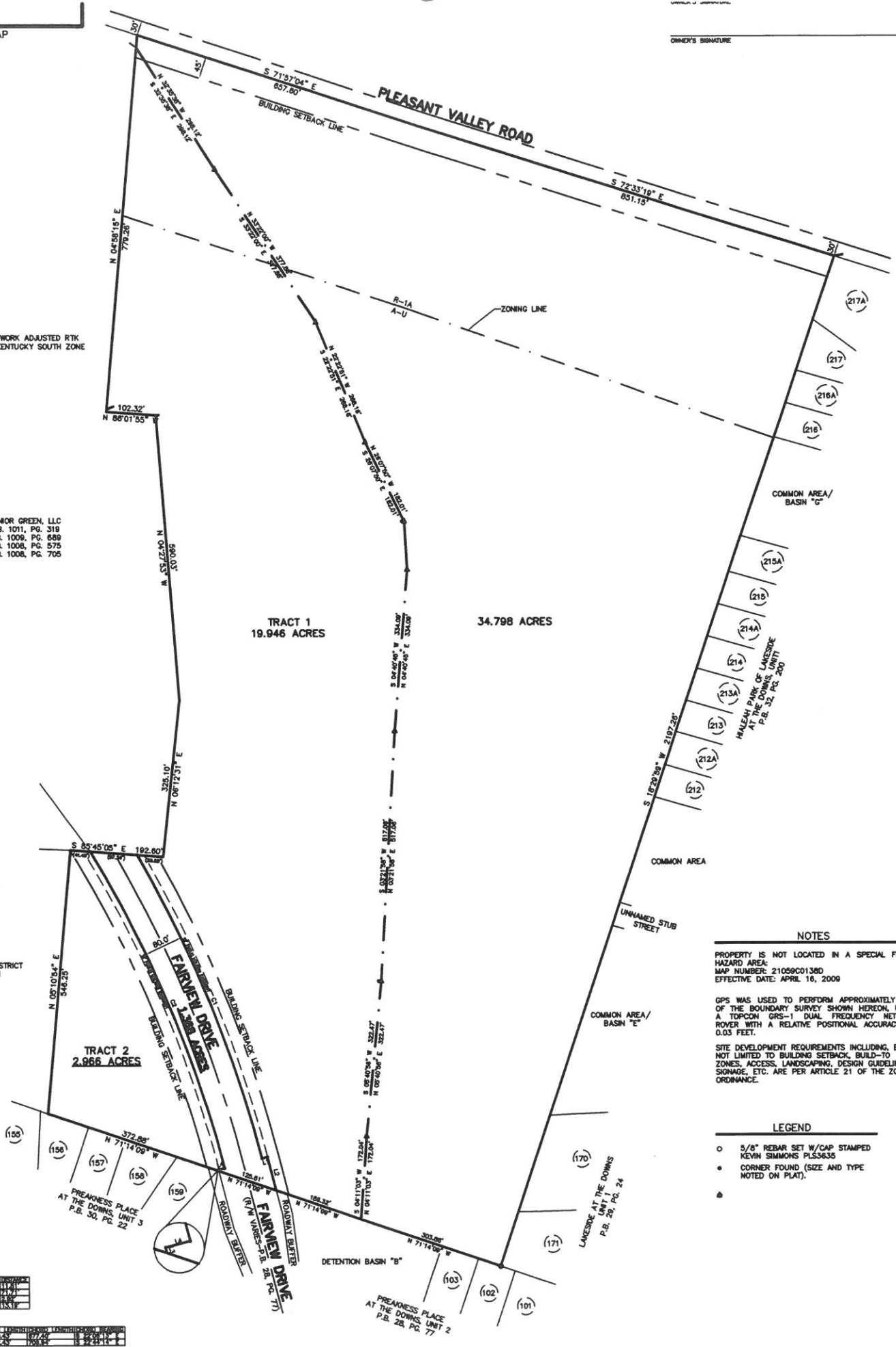
VICINITY MAP



NETWORK: KENTUCKY VRS NETWORK ADJUSTED RTK
 STATE PLANE COORDINATES: KENTUCKY SOUTH ZONE
 GEOID MODEL: G2012AU7
 VERTICAL DATUM: NAVD88

SENIOR GREEN, LLC
 D.B. 1011, PG. 319
 D.B. 1009, PG. 689
 D.B. 1008, PG. 575
 D.B. 1006, PG. 705

DAVNESS COUNTY SCHOOL DISTRICT
 FINANCE CORPORATION
 D.B. 1012, PG. 181



NOTES

PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA.
 MAP NUMBER: 21059CD138D
 EFFECTIVE DATE: APRIL 18, 2009

GPS WAS USED TO PERFORM APPROXIMATELY 75% OF THE BOUNDARY SURVEY SHOWN HEREON, USING A TOPCON GRS-1 DUAL FREQUENCY NETWORK ROVER WITH A RELATIVE POSITIONAL ACCURACY OF 0.03 FEET.

SITE DEVELOPMENT REQUIREMENTS INCLUDING, BUT NOT LIMITED TO BUILDING SETBACK, BUILD-TO ZONES, ACCESS, LANDSCAPING, DESIGN GUIDELINES, SIGNAGE, ETC. ARE PER ARTICLE 21 OF THE ZONING ORDINANCE.

LEGEND

- 5/8" REBAR SET W/CAP STAMPED KEVIN SIMMONS PLS3635
- CORNER FOUND (SIZE AND TYPE NOTED ON PLAT)
- ▲

NO.	DESCRIPTION	DATE
1	PREPARED BY: [Name]	11/11/11
2	CHECKED BY: [Name]	11/11/11
3	APPROVED BY: [Name]	11/11/11
4	DATE: 11/11/11	11/11/11