

## **ORDINANCE 11-2020**

**AN ORDINANCE ANNEXING TO THE CITY OF OWENSBORO CERTAIN UNINCORPORATED TERRITORY IN THE COUNTY OF DAVIESS ADJOINING THE PRESENT BOUNDARY LINE OF THE CITY, BEING PROPERTY OWNED BY SENIOR GREEN, LLC, LOCATED AT 2224 PLEASANT VALLEY ROAD, CONTAINING 24.737 ACRES, MORE OR LESS.**

**WHEREAS**, the Board of Commissioners for the City of Owensboro, Kentucky, makes the following findings of fact:

(1) The Board of Commissioners has determined that the property described hereinafter is adjacent or contiguous to the city's boundaries.

(2) That it is deemed desirable and it is hereby proposed to annex to the City of Owensboro by extending the boundary line of the city so as to include within the same, that certain territory which is now embraced within the County of Daviess adjoining the present boundary line of the City of Owensboro, as more particularly described herein. The Board further finds that no part of the area to be annexed is presently within the boundary of any other incorporated city.

(3) That the fee simple owners of record of the territory to be annexed, have previously consented in writing to the annexation proposed, and have otherwise waived all rights under KRS 81A.412, 81A.420 and 81A.425, which consent and waiver is on file with the office of the City Engineer.

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

**Section 1.** The findings of fact recited in the preamble hereinabove are hereby adopted, affirmed and incorporated by reference as if fully set forth herein.

**Section 2.** There is hereby annexed to the City of Owensboro, Kentucky, and its boundary line is hereby extended so as to include within the limits of the City of Owensboro that certain territory in the County of Daviess, Commonwealth of Kentucky, adjoining and being adjacent to the present boundary line of the City of Owensboro, Kentucky, more particularly described as follows:

A tract of land located on the east side of Owensboro, Daviess County, Kentucky more particularly described as follows:

Beginning at a point in the south right of way line of Hayden Road, said point being in the current city limit line; thence leaving the current city limit line and the following the new city limit line and the south right of way line of Hayden Road N 53°59'28" E, 543.56 feet to a point being a corner to Ode Darwin Settle SSS2, LLC (D.B. 1008, Pg. 243); thence leaving the south right of way line of Hayden Road and following the new city limit line and the lines of SSS2 as follows: S 35°54'26" E, 200.00 feet to a point; thence N 57°03'10" E, 201.43 feet to a point; thence N 65°36'10" E, 176.46 feet to a point in the south right of way line of Pleasant Valley Road; thence following the south right of way line of Pleasant Valley Road and the new city limit line S 72°00'26" E, 136.91 feet to a point being the northwest corner to James Pantle (D.B. 431, Pg. 216); thence leaving the south right of way line of Pleasant Valley Road and following the new city limit line and the lines of Pantle as follows: S 04°57'15" W, 779.49 feet to a point; thence S 86°02'45" E, 102.00 feet to a point; thence S 04°27'45" E, 590.00 feet to a point; thence S 06°12'15" W, 325.00 feet to a point; thence N 85°42'45" W, 151.05 fee to a point,

said point being a corner to the Daviess County School District Finance Corporation (D.B. 1012, Pg. 26), said point also being in the current city limit line; thence following the current city limit line and the lines of the Daviess County School district property as follows: following a circular curve to the left being subtended by a chord of N 36°15'42" W, 448.32 feet and having a radius of 2460.00 feet to a point; thence N 41°29'23" W, 589.38 feet to a point; thence N 08°40'12" W, 314.89 feet to a point; thence N 37°30'08" W, 342.40 feet to the point of beginning containing 24.737 Acres as shown on an annexation plat prepared by BEI, Inc. dated May 13, 2020.

This description was prepared by Kevin M. Simmons, PLS 3635 with the City Engineer's office for annexation purposes only, and shall not be used for the transfer of title. Bearings and distances described herein were taken from an Annexation Plat prepared by BEI, Inc. dated May 13, 2020, and as described in a deed of record in D.B. 1011, Page 319, and the current ODC-GIS corporate boundary layer. Bearings and distances were not verified with a field survey.

**Section 3.** That the territory annexed herein is currently zoned as A-U Urban Agriculture and R-1A Single Family Residential, as illustrated by the zoning maps attached hereto and incorporated by reference herein.

**Section 4.** Any approved dedicated streets, alleys, or easements on the plat signed by the City Engineer, constituting any portion of the property to be annexed are hereby accepted by the City of Owensboro pursuant to KRS 82.400.

**INTRODUCED AND PUBLICLY READ ON FIRST READING**, this the 21st day of July, 2020.

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

\_\_\_\_\_  
Thomas H. Watson, Mayor

ATTEST:

\_\_\_\_\_  
Beth Cecil, City Clerk

**CERTIFICATION**

I, Beth Cecil, City Clerk of the City of Owensboro, Kentucky, do hereby certify that the foregoing is a true and correct copy of Ordinance 11-2020, duly adopted by the Owensboro Board of Commissioners on August 4, 2020, the original of which is on file in the Office of the City Clerk, this the \_\_\_\_\_ day of \_\_\_\_\_, 2020.

\_\_\_\_\_  
Beth Cecil, City Clerk

**CITY OF OWENSBORO**

**COMMISSION MEETING DATE: 7/21/2020**

**AGENDA REQUEST AND SUMMARY SUBMITTED BY: City Engineering Dept. - Michael Hamilton**

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- **TITLE: PROPOSED ANNEXATION FOR SENIOR GREEN, LLC PROPERTY AT 2224 PLEASANT VALLEY ROAD**

**Ordinance Prepared by: ☒ City Staff ☐ Other Preparer ☒ Attachments: Annexation Request Form, Stamped and Signed Annexation Description, Stamped and Signed Annexation Map, Vicinity Map**

**Summary & Background:**

**Senior Green, LLC, owner of said property has submitted a signed annexation request forms for property at 2224 Pleasant Valley Road.**

**The proposed annexation for property at 2224 Pleasant Valley Road is identified as PVA Parcel Map No. 062-00-00-053-00-000 totals 24.737 acres and is zoned A-U and R-1A.**

CITY OF OWENSBORO

----ANNEXATION REQUEST FORM----

**1. LOCATION OF PROPERTY TO BE ANNEXED:**

2224 PLEASANT VALLEY ROAD ( PVA MAP # 062-00-00-053-00-000)

**2. A. LEGAL DESCRIPTION OF PROPERTY TO BE ANNEXED:**

SEE ANNEXATION PLAT

**B. SOURCE OF TITLE:**

DEED BOOK 1011, PAGE 319

**3. ZONING CLASSIFICATION OF PROPERTY TO BE ANNEXED:  
(ATTACH ZONING MAP)**

ZONED: A-U & R-1A

**4. ACREAGE FEES:** \_\_\_\_\_

**5. NAME(S) AND ADDRESSES(S) OF RECORD OWNER(S) OF  
PROPERTY TO BE ANNEXED:**

SENIOR GREEN, LLC

2960 FAIRVIEW DRIVE, OWENSBORO, KY 42303

**6. PHONE NO:** \_\_\_\_\_

### CONSENT AND WAIVER OF STATUTORY RIGHTS

I (We) solemnly swear and affirm that I am (we are) the fee simple record owner(s) of property located at 2224 PLEASANT VALLEY ROAD in Daviess County, Kentucky. I (We) hereby request, and consent to, annexation of the property more particularly described hereinabove. I (We) further acknowledge and agree, that by executing this instrument, I (We) knowingly and voluntarily waive those rights otherwise afforded me (us) by KRS 81A. 420 and 81A.425, as authorized in KRS 81A.412, on this the 4<sup>th</sup> day of AUGUST, 20 20.

Witness:

[Signature]  
Sign & Print Name ED RAY

Signature (s) of Record Owner (s) of Property:

[Signature]  
Signature

Matthew R Hayden  
Print Name

### FOR FINANCE DEPARTMENT USE ONLY:

Annexation Fee

Amount: N/A

Acreage Fee

Amount: N/A

Received by Finance Department

Date: \_\_\_\_\_

Initialed By: \_\_\_\_\_



**SENIOR GREEN, LLC PROPERTY -  
2224 PLEASANT VALLEY RD - ZONED A-U & R-1A**

**PROPOSED ANNEXATION FOR  
SENIOR GREEN, LLC PROPERTY -  
PROPERTY AT 2224 PLEASANT VALLEY ROAD  
(PVA PARCEL MAP # 062-00-00-053-00-000)  
IS APPROX. 24.737 ACRES**



**CITY**  
**COUNTY**

1 inch = 282 feet

**HAYDEN RD**  
**HIGHWAY 603**

**P.O.B.**

**GATEWAY COMMONS  
DEVELOPMENT**

LINE TABLE			
LINE	BEARING	LENGTH	RADIUS
L1	N 53° 59' 28" E	543.56'	
L2	S 35° 54' 26" E	200.00'	
L3	N 57° 03' 10" E	201.43'	
L4	N 65° 36' 10" E	176.46'	
L5	S 72° 00' 26" E	136.91'	
L6	S 04° 57' 15" W	779.49'	
L7	S 86° 02' 45" E	102.00'	
L8	S 04° 27' 45" E	590.00'	
L9	S 06° 12' 15" W	325.00'	
L10	N 85° 42' 45" W	151.05'	
L11	N 36° 15' 42" W	448.32'	2,460.00'
L12	N 41° 29' 23" W	589.38'	
L13	N 08° 40' 12" W	314.89'	
L14	N 37° 30' 08" W	342.40'	

**ANNEXATION PLAT  
SURVEYOR'S CERTIFICATION**

I HEREBY CERTIFY THAT THE BEARINGS AND DISTANCES SHOWN HEREON  
HAVE BEEN TAKEN FROM A DEED AT DEED BOOK 1011 PAGE 319 AND  
FROM AN ANNEXATION PLAT PREPARED BY BRYANT ENGINEERING, INC.  
DATED MAY 13, 2020 AND FROM THE CURRENT ODC-GIS CORPORATE  
BOUNDARY LINE LAYER AND PARCEL LAYER. THIS PLAT HAS BEEN  
PREPARED FOR ANNEXATION PURPOSES ONLY. BEARINGS AND  
DISTANCES SHOWN HAVE NOT BEEN VERIFIED IN THE FIELD.

*Kevin M. Simmons*  
KEVIN M. SIMMONS, P.L.S. 3635  
DATE **5-14-20**







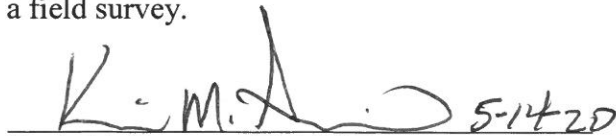
## ANNEXATION DESCRIPTION

### **2224 Pleasant Valley Road: 24.737 ACRES**

A tract of land located on the east side of Owensboro, Daviess County, Kentucky more particularly described as follows:

Beginning at a point in the south right of way line of Hayden Road, said point being in the current city limit line; thence leaving the current city limit line and the following the new city limit line and the south right of way line of Hayden Road N 53°59'28" E, 543.56 feet to a point being a corner to Ode Darwin Settle SSS2, LLC (D.B. 1008, Pg. 243); thence leaving the south right of way line of Hayden Road and following the new city limit line and the lines of SSS2 as follows: S 35°54'26" E, 200.00 feet to a point; thence N 57°03'10" E, 201.43 feet to a point; thence N 65°36'10" E, 176.46 feet to a point in the south right of way line of Pleasant Valley Road; thence following the south right of way line of Pleasant Valley Road and the new city limit line S 72°00'26" E, 136.91 feet to a point being the northwest corner to James Pantle (D.B. 431, Pg. 216); thence leaving the south right of way line of Pleasant Valley Road and following the new city limit line and the lines of Pantle as follows: S 04°57'15" W, 779.49 feet to a point; thence S 86°02'45" E, 102.00 feet to a point; thence S 04°27'45" E, 590.00 feet to a point; thence S 06°12'15" W, 325.00 feet to a point; thence N 85°42'45" W, 151.05 feet to a point, said point being a corner to the Daviess County School District Finance Corporation (D.B. 1012, Pg. 26), said point also being in the current city limit line; thence following the current city limit line and the lines of the Daviess County School district property as follows: following a circular curve to the left being subtended by a chord of N 36°15'42" W, 448.32 feet and having a radius of 2460.00 feet to a point; thence N 41°29'23" W, 589.38 feet to a point; thence N 08°40'12" W, 314.89 feet to a point; thence N 37°30'08" W, 342.40 feet to the point of beginning containing 24.737 Acres as shown on an annexation plat prepared by BEI, Inc. dated May 13, 2020.

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Kevin M. Simmons, PLS 3635      5-14-20      Date

