

ORDINANCE 10-2024

AN ORDINANCE CLOSING THE STREET RIGHT-OF-WAY OF GIRVIN COURT LOCATED NORTH OF MCFARLAND AVENUE IN THE 1900 BLOCK OF MCFARLAND AVENUE IN THE CITY OF OWENSBORO, KENTUCKY.

WHEREAS, Raange Investments, LLC (Petitioner) has petitioned the City of Owensboro pursuant to KRS 82.405(2) to close the street right-of-way of Girvin Court located north of McFarland Avenue in the 1900 block of McFarland Avenue, Owensboro, Kentucky, a plat of which is attached hereto and incorporated by reference as Exhibit A; and

WHEREAS, other than the Petitioner, Raange Investments, LLC, there are no other adjoining and/or abutting property owners and no further consent is required to be granted for the requested closure; and

WHEREAS, the Petitioner understands and agrees to retain public utility easements in favor of Owensboro Municipal Utilities, Regional Water Resource Agency, AT&T and Spectrum Cable within the right-of-way to be closed as shown on Exhibit A; and

WHEREAS, pursuant to KRS 82.405(2), the Board of Commissioners of the City

of Owensboro, Kentucky, makes the following findings:

1. That the Petitioner, Raange Investments, LLC, has given written, notarized consent to the closing and abandonment of the public right-of-way described hereinabove, a copy of Applicant's *Request for Closure of Public Right-of-Way* is attached hereto.
2. That Raange Investments, LLC, the Petitioner herein, is the only property owner abutting and adjoining the public right-of-way of Girvin Court located north of McFarland Avenue in the 1900 block of McFarland Avenue sought to be closed, therefore, no further consent is required.
3. That the closing of the public right-of-way to be abandoned herein would be in the best interest of the residents of the City of Owensboro, Kentucky, and will not create a hardship on any of the adjoining property owners or any person with any interest therein.

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

Section 1. That the findings of fact recited hereinabove are hereby adopted, affirmed and incorporated by reference herein.

Section 2. The hereinafter described public right-of-way be, and is hereby ordered to be officially closed and abandoned pursuant to the provisions of KRS 82.405(2):

Beginning at a calculated point at the intersection of the north right-of-way line of McFarland Avenue, being 20.00 feet from its centerline, and the west right-of-way line of Girvin Court, being 20.00 feet from its centerline, said calculated point also being at the south corner of Lot 7 of the Girvin Court Addition, said lot being owned by Raange Investments, LLC as recorded in Deed Book 999, Page 231 in the Office of the Daviess

County Clerk; thence with the east line of said Lot 7 for the following four (4) calls:

1. Following a curve to the left being subtended by a chord bearing of North 8 Degrees 18 Minutes 10 Seconds East, a chord distance of 11.73 feet and having a radius of 11.10 feet, in all an arc distance of 12.36 feet to a calculated point;
2. Thence North 21 Degrees 38 Minutes 11 Seconds West 43.95 feet to a calculated point;
3. Thence following a curve to the right being subtended by a chord bearing of North 15 Degrees 35 Minutes 50 Seconds West, a chord distance of 55.29 feet and having a radius of 250.46 feet, in all an arc distance of 55.40 Feet to a calculated point;
4. Thence North 9 Degrees 51 Minutes 45 Seconds West 4.40 feet to a calculated point being at the southeast corner of Lot 6 of the Girvin Court Addition, said lot being owned by Raange Investments, LLC as recorded in Deed Book 999, Page 231 in said Clerk's Office; thence with the east line of said Lot 6, North 8 Degrees 09 Minutes 12 Seconds West 100.38 feet to a calculated point at the southeast corner of Lot 5 of the Girvin Court Addition, said lot being owned by Raange Investments, LLC as recorded in Deed Book 999, Page 231 in said Clerk's Office; thence leaving said southeast corner with the east line of said Lot 5 for the following four (4) courses:
 1. North 8 Degrees 20 Minutes 13 Seconds West 59.63 feet to a calculated point;
 2. Thence following a curve to the left being subtended by a chord bearing of North 42 Degrees 39 Minutes 33 Seconds West, a chord distance of 22.99 feet and having a radius of 20.01 feet, in all an arc distance of 24.49 feet to a calculated point;
 3. Thence following a curve to the right being subtended by a chord bearing of North 35 Degrees 19 Minutes 16 Seconds West, a chord distance of 53.00 feet and having a radius of 40.00 feet, in all an arc distance of 57.93 feet to a calculated point;
 4. Thence following a curve to the left being subtended by a chord bearing of North 43 Degrees 07 Minutes 32 Seconds East, a chord distance of 48.10 feet and having a radius of 40.00 feet, in all an arc distance of 51.61 feet to a calculated point at the west corner of Lot 4 of the Girvin Court Addition, said lot being owned by Raange Investments, LLC as recorded in Deed Book 999, Page 231 in said Clerk's Office; thence with the west line of said Lot 4, following a curve to the right being subtended by a chord bearing of South 53 Degrees 05 Minutes 16 Seconds East, a chord distance of 55.88 feet and having a radius of 40.00 feet, in all an arc distance of 43.70 feet to a calculated point in the west line of said Lot 4; thence with the west line of said Lot 4, South 8 Degrees 09 Minutes 34 Seconds East 90.93 feet to a calculated point being at the south corner of said Lot 4, also being the west corner of Lot 3 of the Girvin Court Addition, said lot being owned by Raange Investments, LLC as recorded in Deed Book 999, Page 231 in said Clerk's Office; thence with the west line of said Lot 3, South 8 Degrees 19 Minutes 21 Seconds East 99.80 feet to a calculated point being at the south corner of said Lot 3, also being the west corner of Lot 2 of the Girvin Court Addition, said lot being owned by Raange Investments, LLC as recorded in Deed Book 999, Page 231 in said Clerk's Office; thence with the west line of said Lot 2 for the following four (4) courses:
 1. South 8 Degrees 46 Minutes 53 Seconds East 30.26 feet to a calculated point;
 2. Thence following a curve to the right being subtended by a chord bearing of South 15 Degrees 24 Minutes 01 Seconds East, a chord distance of 43.57 feet and having a radius of 164.91 feet, in all an arc distance of 43.70 feet to a calculated point;

3. Thence South 22 Degrees 22 Minutes 03 Seconds East 45.34 feet to a calculated point;

4. Thence following a curve to the left being subtended by a chord bearing of South 52 Degrees 31 Minutes 52 Seconds East, a chord distance of 12.40 feet and having a radius of 12.51 feet, in all an arc distance of 12.98 feet to a calculated point being at the intersection of the north right-of-way line of McFarland Avenue, being 20.00 feet from its centerline and the east right-of-way line of Girvin Court, being 20.00 feet from its centerline, said calculated point also being at the south corner of Lot 7; thence severing said Girvin Court, South 67 Degrees 48 Minutes 52 Seconds West 52.88 feet to the point of beginning and containing 16,699 Square Feet or 0.383 Acres.

Section 3. That the Petitioner shall dedicate by deed of easement or plat public utility easements in favor of Owensboro Municipal Utilities, Regional Water Resource Agency, AT&T and Spectrum Cable within the right-of-way to be closed.

Section 4. A copy of this Ordinance shall be recorded in the Office of the Daviess County Court Clerk.

Section 5. That all ordinances or parts of ordinances in conflict herewith, are to the extent of such conflict, hereby repealed.

INTRODUCED AND PUBLICLY READ ON FIRST READING, this 2nd day of July, 2024.

PUBLICLY READ AND FINALLY APPROVED ON SECOND READING, this 16th day of July, 2024.

Thomas H. Watson, Mayor

ATTEST:

Beth Davis, City Clerk

CERTIFICATION

I, Beth Davis, City Clerk of the City of Owensboro, Kentucky, do hereby certify that the foregoing is a true and correct copy of Ordinance 10-2024 duly adopted by the Board of Commissioners of the City of Owensboro, Kentucky, on the 16th day of July, 2024, the original of which is on file in the Office of the City Clerk, on this the 16th day of July, 2024.

Beth Davis, City Clerk

EXHIBIT “A”

CITY OF OWENSBORO

COMMISSION MEETING DATE: 7/2/2024

AGENDA REQUEST AND SUMMARY SUBMITTED BY: City Engineering Department – Michael Hamilton

TITLE: PROPOSED CLOSING OF STREET RIGHT OF WAY OF GIRVIN COURT FROM MCFARLAND AVENUE NORTH TO END

Ordinance Prepared by: ☒ City Staff ☐ Other Preparer **Attachments:** Request for Closure of Public Right of Way Form, Ordinance for Closure, Alley Description and Exhibit Plat

Summary & Background: A request has been received from Doug McFadden with Raange Investments, LLC., for consideration to close the entire street right of way of Girvin Court, being 40 foot wide right of way north of McFarland Avenue in the 1900 block of McFarland Avenue and described below:

The proposed street right of way is described as;

Beginning at a calculated point at the intersection of the north right-of-way line of McFarland Avenue, being 20.00 Feet from its centerline, and the west right-of-way line of Girvin Court, being 20.00 Feet from its centerline, said calculated point also being at the south corner of Lot 7 of the Girvin Court Addition, said lot being owned by Raange Investments, LLC as recorded in Deed Book 999, Page 231 in the Office of the Daviess County Clerk; thence with the east line of said Lot 7 for the following four (4) calls:

1. Following a curve to the left being subtended by a chord bearing of North 8 Degrees 18 Minutes 10 Seconds East, a chord distance of 11.73 Feet and having a radius of 11.10 Feet, in all an arc distance of 12.36 Feet to a calculated point;
2. Thence North 21 Degrees 38 Minutes 11 Seconds West 43.95 Feet to a calculated point;
3. Thence following a curve to the right being subtended by a chord bearing of North 15 Degrees 35 Minutes 50 Seconds West, a chord distance of 55.29 Feet and having a radius of 250.46 Feet, in all an arc distance of 55.40 Feet to a calculated point;
4. Thence North 9 Degrees 51 Minutes 45 Seconds West 4.40 Feet to a calculated point being at the southeast corner of Lot 6 of the Girvin Court Addition, said lot being owned by Raange Investments, LLC as recorded in Deed Book 999, Page 231 in said Clerk's Office; thence with the east line of said Lot 6, North 8 Degrees 09 Minutes 12 Seconds West 100.38 Feet to a calculated point at the southeast corner of Lot 5 of the Girvin Court Addition, said lot being owned by Raange Investments, LLC as recorded in Deed Book 999, Page 231 in said Clerk's Office; thence leaving said southeast corner with the east line of said Lot 5 for the following four (4) courses:

1. North 8 Degrees 20 Minutes 13 Seconds West 59.63 Feet to a calculated point;
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3. Thence following a curve to the right being subtended by a chord bearing of North 35 Degrees 19 Minutes 16 Seconds West, a chord distance of 53.00 Feet and having a radius of 40.00 Feet, in all an arc distance of 57.93 Feet to a calculated point;

4. Thence following a curve to the left being subtended by a chord bearing of North 43 Degrees 07 Minutes 32 Seconds East, a chord distance of 48.10 Feet and having a radius of 40.00 Feet, in all an arc distance of 51.61 Feet to a calculated point at the west corner of Lot 4 of the Girvin Court Addition, said lot being owned by Raange Investments, LLC as recorded in Deed Book 999, Page 231 in said Clerk's Office; thence with the west line of said Lot 4, following a curve to the right being subtended by a chord bearing of South 53 Degrees 05 Minutes 16 Seconds East, a chord distance of 55.88 Feet and having a radius of 40.00 Feet, in all an arc distance of 43.70 Feet to a calculated point in the west line of said Lot 4; thence with the west line of said Lot 4, South 8 Degrees 09 Minutes 34 Seconds East 90.93 Feet to a calculated point being at the south corner of said Lot 4, also being the west corner of Lot 3 of the Girvin Court Addition, said lot being owned by Raange Investments, LLC as recorded in Deed Book 999, Page 231 in said Clerk's Office; thence with the west line of said Lot 3, South 8 Degrees 19 Minutes 21 Seconds East 99.80 Feet to a calculated point being at the south corner of said Lot 3, also being the west corner of Lot 2 of the Girvin Court Addition, said lot being owned by Raange Investments, LLC as recorded in Deed Book 999, Page 231 in said Clerk's Office; thence with the west line of said Lot 2 for the following four (4) courses:

1. South 8 Degrees 46 Minutes 53 Seconds East 30.26 Feet to a calculated point;
2. Thence following a curve to the right being subtended by a chord bearing of South 15 Degrees 24 Minutes 01 Seconds East, a chord distance of 43.57 Feet and having a radius of 164.91 Feet, in all an arc distance of 43.70 Feet to a calculated point;
3. Thence South 22 Degrees 22 Minutes 03 Seconds East 45.34 Feet to a calculated point;
4. Thence following a curve to the left being subtended by a chord bearing of South 52 Degrees 31 Minutes 52 Seconds East, a chord distance of 12.40 Feet and having a radius of 12.51 Feet, in all an arc distance of 12.98 Feet to a calculated point being at the intersection of the north right-of-way line of McFarland Avenue, being 20.00 Feet from its centerline and the east right-of-way line of Girvin Court, being 20.00 Feet from its centerline, said calculated point also being at the south corner of Lot 7; thence severing said Girvin Court, South 67 Degrees 48 Minutes 52 Seconds West 52.88 Feet to the point of beginning and containing 16,699 Square Feet or 0.383 Acres.

Raange Investments, LLC, owner of all abutting properties to the proposed closing at 1913 & 1919 McFarland Avenue and 1209, 1210, 1221, & 1222 Girvin Court has signed and submitted a Request for Closure Form and Consent of Abutting Property Owner Form for the proposed closing.

The request has been forwarded to all City departments and City Utilities. No objections were noted to the closing of the public street right of way. A public utility easement was requested and will be retained on the right of way area proposed to be closed for OMU Electric and Water, AT&T, RWRA and Spectrum Cable for their facilities within the proposed closed street right of way until such time as, if required a new easement/access path is agreed upon by future development plan and property plat.

Mark Pfeifer, City Attorney - DRAFTED THE ORDINANCE FOR CLOSURE

REQUEST FOR CLOSURE OF PUBLIC RIGHT-OF-WAY

CITY ENGINEER:

The undersigned hereby requests that the right-of-way described below be closed and that the City Engineer's office make inquiry of all necessary City departments and utilities to determine if there are any reasons why the right-of-way located at:

Girvin Court

should not be closed.

I understand that if I do not own all the land abutting the right-of-way proposed to be closed, I will obtain the consent of all other adjoining landowners on the appropriate form provided by the City. I also agree to provide the City with the names and addresses of all abutting or otherwise affected landowners by the proposed closure.

Once the appropriate consent forms have been executed by all fee simple property owners abutting the right-of-way proposed to be closed, and have been filed with the City, I understand and agree that it shall be my responsibility to obtain and pay for the services of a licensed attorney to prepare the legal documents necessary to close public right-of-way in accordance with KRS 82.405, subject to the approval of the City Attorney.

SIGNED BY: 

(PRINTED NAME)

Doug McFadden

DATE:

4/24/24

ADDRESS:

1120 Crabtree Ave

STATE OF KENTUCKY)

COUNTY OF DAVIESS)

The foregoing instrument was duly signed and acknowledged before me in my said
County and State by

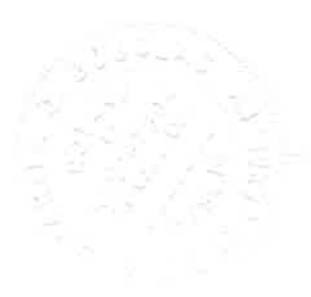
[Signature], on this the 24 day of April, 2024.

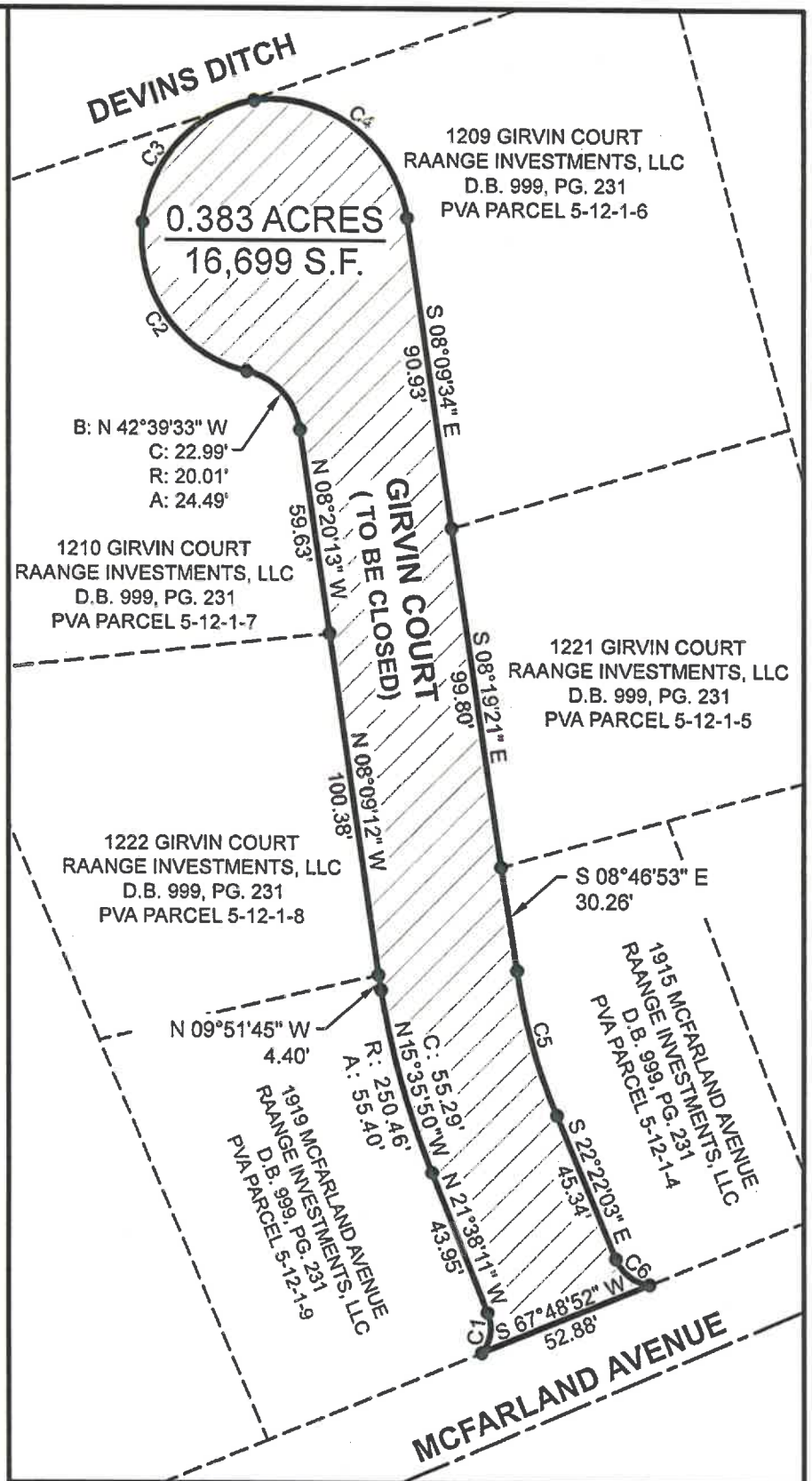
Shawnta D. Doughty

Notary Public, State of Kentucky at Large

My commission expires: 02.27.27

ID # KYNP67804





CLIENT

RAANGE INVESTMENTS, LLC
4780 PECAN RIDGE COURT
OWENSBORO, KY 42303

PURPOSE:

TO SHOW AND DESCRIBE THE PROPOSED STREET CLOSING.

SURVEYOR'S NOTES:

THE PROPERTY AND DESCRIPTION SHOWN HEREON DOES NOT CONSTITUTE A BOUNDARY SURVEY AND SHALL NOT BE USED FOR THE TRANSFER OF REAL PROPERTY.

COMPLIES WITH 201 KAR18:150 SECTION 13.
NOT A BOUNDARY SURVEY.
NOT FOR TRANSFER OF REAL PROPERTY.

SCALE: 1"=50' / DATE: 9-26-2023

PREPARED BY:

Jarrett Hamilton 9/27/2023
JARRETT E. HAMILTON, KY PLS NO. 4405 DATE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	11.10'	12.36'	11.73'	N 08°18'10" E
C2	40.00'	57.93'	53.00'	N 35°19'16" W
C3	40.00'	51.61'	48.10'	N 43°07'32" E
C4	40.00'	61.87'	55.88'	S 53°05'16" E
C5	164.91'	43.70'	43.57'	S 15°24'01" E
C6	12.51'	12.98'	12.40'	S 52°31'52" E

EXHIBIT "A"

PROPOSED STREET CLOSING



1535 FREDERICA STREET - P.O. BOX 21382
OWENSBORO, KENTUCKY 42304

270-685-2811

DESCRIPTION FOR CLOSING:

BEGINNING AT A CALCULATED POINT AT THE INTERSECTION OF THE NORTH RIGHT-OF-WAY LINE OF MCFARLAND AVENUE, BEING 20.00 FEET FROM ITS CENTERLINE, AND THE WEST RIGHT-OF-WAY LINE OF GIRVIN COURT, BEING 20.00 FEET FROM ITS CENTERLINE, SAID CALCULATED POINT ALSO BEING AT THE SOUTH CORNER OF LOT 7 OF THE GIRVIN COURT ADDITION, SAID LOT BEING OWNED BY RAANGE INVESTMENTS, LLC AS RECORDED IN DEED BOOK 999, PAGE 231 IN THE OFFICE OF THE DAVIESS COUNTY CLERK; THENCE WITH THE EAST LINE OF SAID LOT 7 FOR THE FOLLOWING FOUR (4) CALLS:

1. FOLLOWING A CURVE TO THE LEFT BEING SUBTENDED BY A CHORD BEARING OF NORTH 8 DEGREES 18 MINUTES 10 SECONDS EAST, A CHORD DISTANCE OF 11.73 FEET AND HAVING A RADIUS OF 11.10 FEET, IN ALL AN ARC DISTANCE OF 12.36 FEET TO A CALCULATED POINT;

2. THENCE NORTH 21 DEGREES 38 MINUTES 11 SECONDS WEST 43.95 FEET TO A CALCULATED POINT;

3. THENCE FOLLOWING A CURVE TO THE RIGHT BEING SUBTENDED BY A CHORD BEARING OF NORTH 15 DEGREES 35 MINUTES 50 SECONDS WEST, A CHORD DISTANCE OF 55.29 FEET AND HAVING A RADIUS OF 250.46 FEET, IN ALL AN ARC DISTANCE OF 55.40 FEET TO A CALCULATED POINT;

4. THENCE NORTH 9 DEGREES 51 MINUTES 45 SECONDS WEST 4.40 FEET TO A CALCULATED POINT BEING AT THE SOUTHEAST CORNER OF LOT 6 OF THE GIRVIN COURT ADDITION, SAID LOT BEING OWNED BY RAANGE INVESTMENTS, LLC AS RECORDED IN DEED BOOK 999, PAGE 231 IN SAID CLERK'S OFFICE; THENCE WITH THE EAST LINE OF SAID LOT 6, NORTH 8 DEGREES 09 MINUTES 12 SECONDS WEST 100.38 FEET TO A CALCULATED POINT AT THE SOUTHEAST CORNER OF LOT 5 OF THE GIRVIN COURT ADDITION, SAID LOT BEING OWNED BY RAANGE INVESTMENTS, LLC AS RECORDED IN DEED BOOK 999, PAGE 231 IN SAID CLERK'S OFFICE; THENCE LEAVING SAID SOUTHEAST CORNER WITH THE EAST LINE OF SAID LOT 5 FOR THE FOLLOWING FOUR (4) COURSES:

1. NORTH 8 DEGREES 20 MINUTES 13 SECONDS WEST 59.63 FEET TO A CALCULATED POINT;

2. THENCE FOLLOWING A CURVE TO THE LEFT BEING SUBTENDED BY A CHORD BEARING OF NORTH 42 DEGREES 39 MINUTES 33 SECONDS WEST, A CHORD DISTANCE OF 22.99 FEET AND HAVING A RADIUS OF 20.01 FEET, IN ALL AN ARC DISTANCE OF 24.49 FEET TO A CALCULATED POINT;

3. THENCE FOLLOWING A CURVE TO THE RIGHT BEING SUBTENDED BY A CHORD BEARING OF NORTH 35 DEGREES 19 MINUTES 16 SECONDS WEST, A CHORD DISTANCE OF 53.00 FEET AND HAVING A RADIUS OF 40.00 FEET, IN ALL AN ARC DISTANCE OF 57.93 FEET TO A CALCULATED POINT;

4. THENCE FOLLOWING A CURVE TO THE LEFT BEING SUBTENDED BY A CHORD BEARING OF NORTH 43 DEGREES 07 MINUTES 32 SECONDS EAST, A CHORD DISTANCE OF 48.10 FEET AND HAVING A RADIUS OF 40.00 FEET, IN ALL AN ARC DISTANCE OF 51.61 FEET TO A CALCULATED POINT AT THE WEST CORNER OF LOT 4 OF THE GIRVIN COURT ADDITION, SAID LOT BEING OWNED BY RAANGE INVESTMENTS, LLC AS RECORDED IN DEED BOOK 999, PAGE 231 IN SAID CLERK'S OFFICE; THENCE WITH THE WEST LINE OF SAID LOT 4, FOLLOWING A CURVE TO THE RIGHT BEING SUBTENDED BY A CHORD BEARING OF SOUTH 53 DEGREES 05 MINUTES 16 SECONDS EAST, A CHORD DISTANCE OF 55.88 FEET AND HAVING A RADIUS OF 40.00 FEET, IN ALL AN ARC DISTANCE OF 43.70 FEET TO A CALCULATED POINT IN THE WEST LINE OF SAID LOT 4; THENCE WITH THE WEST LINE OF SAID LOT 4, SOUTH 8 DEGREES 09 MINUTES 34 SECONDS EAST 90.93 FEET TO A CALCULATED POINT BEING AT THE SOUTH CORNER OF SAID LOT 4, ALSO BEING THE WEST CORNER OF LOT 3 OF THE GIRVIN COURT ADDITION, SAID LOT BEING OWNED BY RAANGE INVESTMENTS, LLC AS RECORDED IN DEED BOOK 999, PAGE 231 IN SAID CLERK'S OFFICE; THENCE WITH THE WEST LINE OF SAID LOT 3, SOUTH 8 DEGREES 19 MINUTES 21 SECONDS EAST 99.80 FEET TO A CALCULATED POINT BEING AT THE SOUTH CORNER OF SAID LOT 3, ALSO BEING THE WEST CORNER OF LOT 2 OF THE GIRVIN COURT ADDITION, SAID LOT BEING OWNED BY RAANGE INVESTMENTS, LLC AS RECORDED IN DEED BOOK 999, PAGE 231 IN SAID CLERK'S OFFICE; THENCE WITH THE WEST LINE OF SAID LOT 2 FOR THE FOLLOWING FOUR (4) COURSES:

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2. THENCE FOLLOWING A CURVE TO THE RIGHT BEING SUBTENDED BY A CHORD BEARING OF SOUTH 15 DEGREES 24 MINUTES 01 SECONDS EAST, A CHORD DISTANCE OF 43.57 FEET AND HAVING A RADIUS OF 164.91 FEET, IN ALL AN ARC DISTANCE OF 43.70 FEET TO A CALCULATED POINT;

3. THENCE SOUTH 22 DEGREES 22 MINUTES 03 SECONDS EAST 45.34 FEET TO A CALCULATED POINT;

4. THENCE FOLLOWING A CURVE TO THE LEFT BEING SUBTENDED BY A CHORD BEARING OF SOUTH 52 DEGREES 31 MINUTES 52 SECONDS EAST, A CHORD DISTANCE OF 12.40 FEET AND HAVING A RADIUS OF 12.51 FEET, IN ALL AN ARC DISTANCE OF 12.98 FEET TO A CALCULATED POINT BEING AT THE INTERSECTION OF THE NORTH RIGHT-OF-WAY LINE OF MCFARLAND AVENUE, BEING 20.00 FEET FROM ITS CENTERLINE AND THE EAST RIGHT-OF-WAY LINE OF GIRVIN COURT, BEING 20.00 FEET FROM ITS CENTERLINE, SAID CALCULATED POINT ALSO BEING AT THE SOUTH CORNER OF LOT 7; THENCE SEVERING SAID GIRVIN COURT, SOUTH 67 DEGREES 48 MINUTES 52 SECONDS WEST 52.88 FEET TO THE POINT OF BEGINNING AND CONTAINING 16,699 SQUARE FEET OR 0.383 ACRES.

CLIENT

RAANGE INVESTMENTS, LLC
4780 PECAN RIDGE COURT
OWENSBORO, KY 42303

PURPOSE:

TO SHOW AND DESCRIBE THE PROPOSED STREET CLOSING.

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COMPLIES WITH 201 KAR18:150 SECTION 13.
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NOT FOR TRANSFER OF REAL PROPERTY.

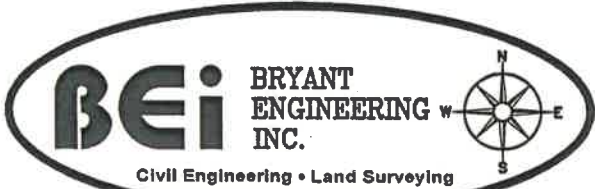
SCALE: 1"=50' / DATE: 9-26-2023

PREPARED BY:

Jarret Hamilton
JARRET E. HAMILTON, KY PLS NO. 4405

9/27/2023
DATE

DESCRIPTION
PROPOSED STREET
CLOSING



1535 FREDERICA STREET ~ P.O. BOX 21382
OWENSBORO, KENTUCKY 42304

270-685-2811