

## **ORDINANCE 2-2026**

**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 LOCATED AT 2300-2500 BLOCK OF PLEASANT VALLEY ROAD CONTAINING A TOTAL OF 34.798 ACRES, MORE OR LESS, AT THE REQUEST OF THE CITY OF OWENSBORO, KENTUCKY.**

**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 the property described hereinafter, 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.

(3) 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.

(4) The Board further finds that no part of the area to be annexed is presently within the boundary of any other incorporated city.

(5) That the fee simple owner of record of the territory to be annexed, has previously consented in writing to the annexation proposed, and has 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 2300-2500 block of Pleasant Valley Road (PVA Parcel #074-00-00-139-00-000) containing 34.798 acres on the northeast side of Owensboro, Kentucky more particularly described as follows:

Beginning at a point in the north line of Preakness Place at the Downs, Unit 2, said point having a Kentucky State Plane North Zone Coordinate N:2162977.43, E:1263079.02, said point also being in the current city limit line; thence following the current city limit line as follows: N 04°11'03" E, 172.04 feet to a point; thence N 05°40'56" E, 322.47 feet to a point; thence N 03°21'58" E, 517.06 feet to a point; thence N 04°40'45" E, 334.09 feet to a point; thence N 03°25'23" W, 99.80 feet to a point; thence N 26°07'50" W, 182.01 feet to a point; thence N 22°22'51" W, 268.16 feet to a point; thence N 33°22'00" W, 377.88 feet to a point; thence N 32°35'38" W, 298.12 feet to a point; thence N 04°58'15" E, 25.61 feet to a point in the south right-of-way line of Pleasant Valley Road; thence leaving the current city limit line and following the new city limit line and the south right-of-way line of Pleasant Valley Road running 30.00 from and parallel with the centerline of said Road as follows: S 71°57'04" E, 657.60 feet to a point; thence S 72°33'19" E, 851.15 feet to a point in the south right of way line of Pleasant Valley Road, said point being the northwest corner to Lot 217A, Unit 1 of Hialeah Park of Lakeside at The Downs; thence following the west line of Unit 1 of Hialeah Park of Lakeside at The Downs and Unit 1 of Lakeside at The Downs and the new city limit line S 18°29'59" W, 2197.26 feet to a point in the north line of Unit 2 of Preakness Place at The Downs; thence following the north line of Unit 2 of

Preakness Place at The Downs and the new city limit line N 71°14'09" W, 303.86 feet to the point of beginning 34.798 acres as shown on an annexation exhibit prepared by the City of Owensboro Engineer's Office.

This description was prepared by Kevin M. Simmons, PLS 3635 with the City of Owensboro 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 a plat of record found in Plat Book 49, Page 139 and the ODC-GIS Corporate Boundary and Parcel layer. Bearings and distances have been rotated and translated to comply with KRS 81A.470.

**Section 3.** That the territory annexed herein is currently zoned as R-1A Residential and A-U Urban Agriculture, 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 3rd day of February, 2026.

**PUBLICLY READ AND APPROVED ON SECOND READING**, this the 17th day of February, 2026.

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Thomas H. Watson, Mayor

ATTEST:

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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 2-2026, duly adopted by the Owensboro Board of Commissioners on February 17, 2026, the original of which is on file in the Office of the City Clerk, this the 17th day of February, 2026.

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Beth Davis, City Clerk

**CITY OF OWENSBORO**

**COMMISSION MEETING DATE: 2/3/2026**

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

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- **TITLE: PROPOSED ANNEXATION OF CITY OF OWENSBORO PROPERTY IN THE 2300-2500 BLOCK OF PLEASANT VALLEY ROAD (PVA NO. 074-00-00-139-00-000)**

**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:**

**City of Owensboro, owner of said right of way, has signed an annexation request form initiating and consenting to the proposed annexation**

**The proposed annexation of property in the 2300-2500 block of Pleasant Valley Road is zoned both R-1A and A-U and totals 34.798 acres.**

CITY OF OWENSBORO

----ANNEXATION REQUEST FORM----

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

**Pleasant Valley Road Property ( PVA NO. 074-00-00-139-00-000) -  
2300-2500 Block of Pleasant Valley Road**

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

**Attached**

**B. SOURCE OF TITLE:**

**Deed BK 1118 PG 507 / Plat BK 49 PG 139**

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

**R-1A & A-U**

**4. ACREAGE FEES: N/A**

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

**City of Owensboro**

**PO Box 10003 Owensboro, KY 42302-9003**

**6. PHONE NO: 270-687-8552**

**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 Pleasant Valley Road Property ( PVA NO. 074-00-00-139-00-000) -  
2300-2500 Block of 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

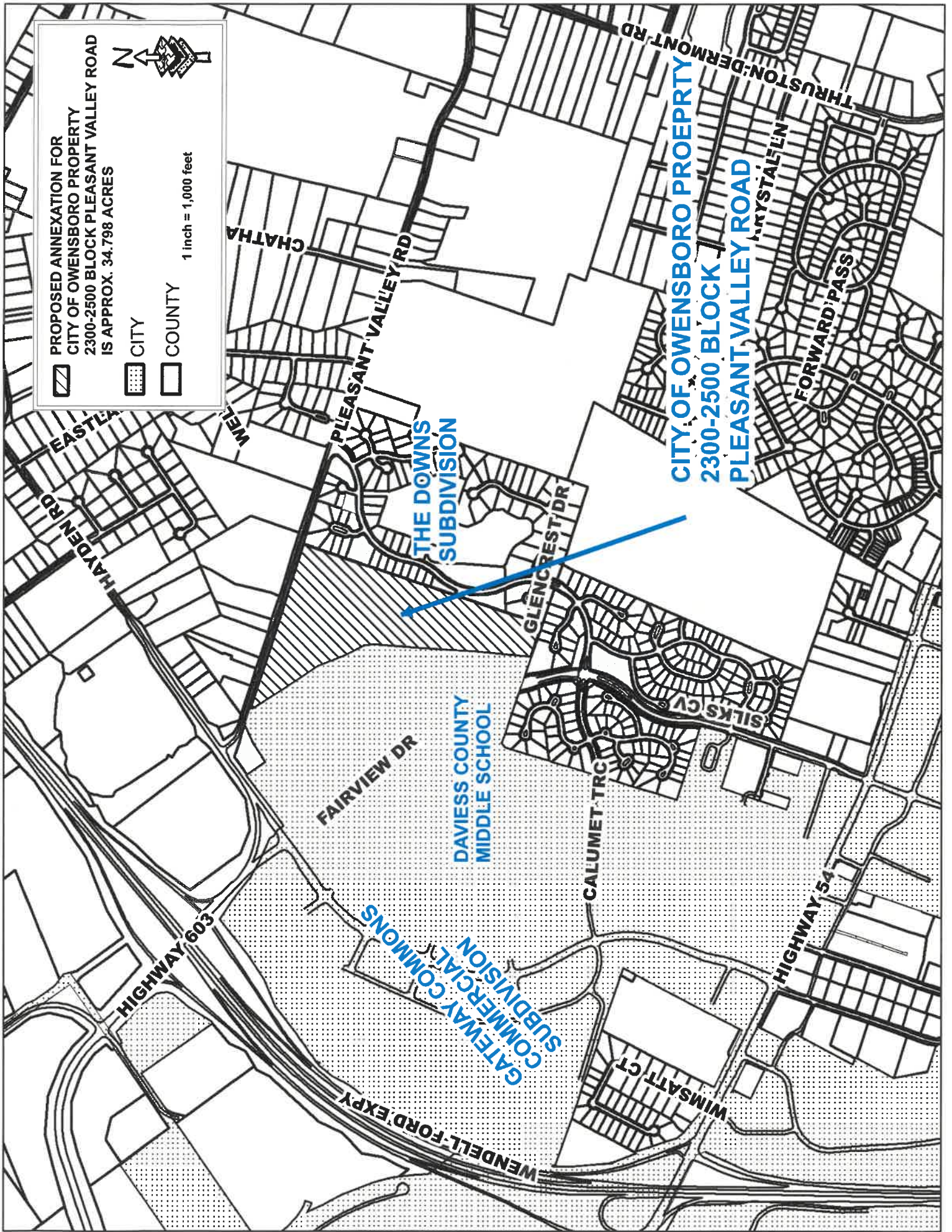
18<sup>th</sup> day of December, 20 25

Witness: Beth Davis Beth Davis  
Sign & Print Name

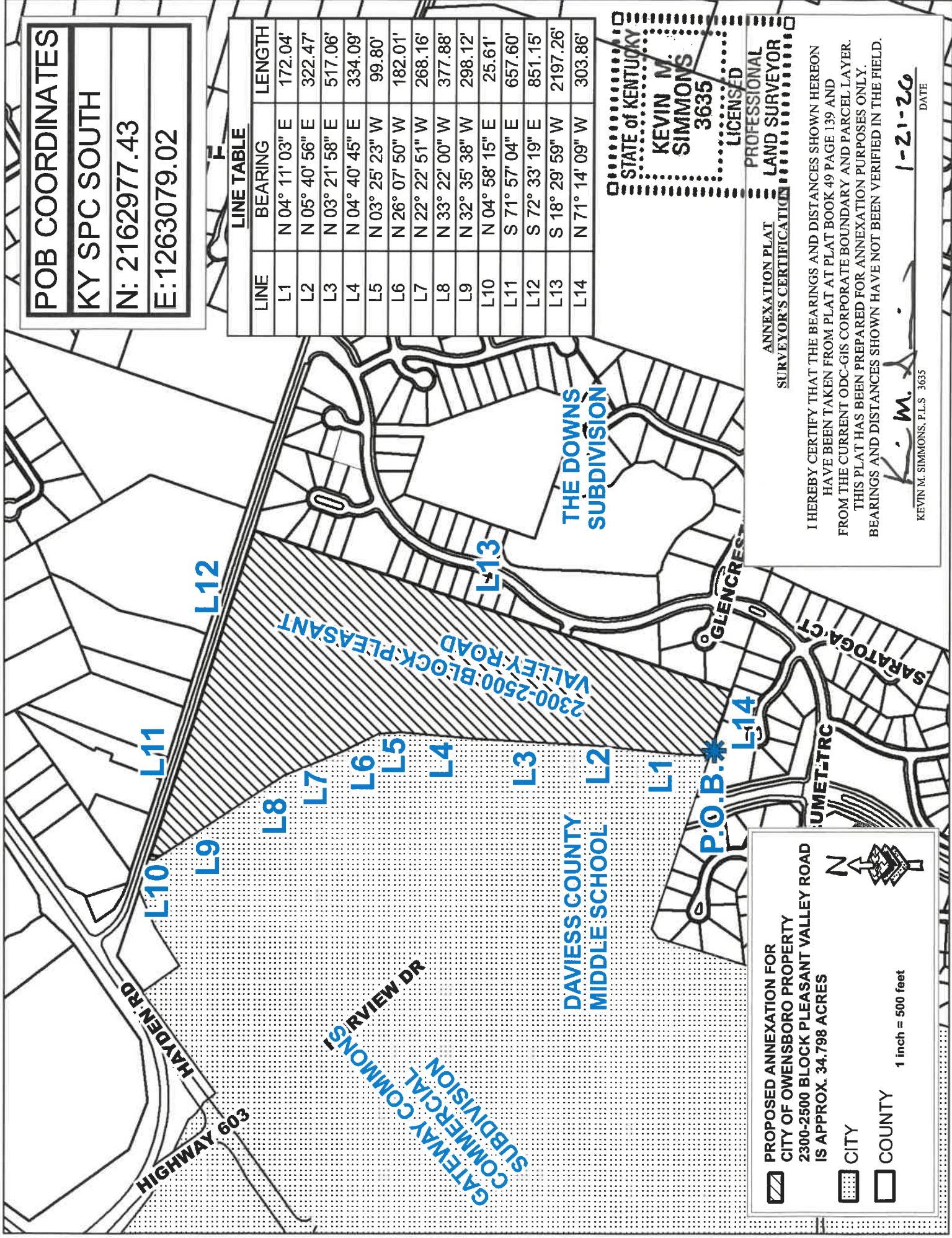
Signature (s) of Record Owner (s) of Property:

Nathaniel W. Pagan  
Signature  
Nathaniel W Pagan  
Print Name









**POB COORDINATES**  
**KY SPC SOUTH**  
**N: 2162977.43**  
**E:1263079.02**

LINE TABLE		
LINE	BEARING	LENGTH
L1	N 04° 11' 03" E	172.04'
L2	N 05° 40' 56" E	322.47'
L3	N 03° 21' 58" E	517.06'
L4	N 04° 40' 45" E	334.09'
L5	N 03° 25' 23" W	99.80'
L6	N 26° 07' 50" W	182.01'
L7	N 22° 22' 51" W	268.16'
L8	N 33° 22' 00" W	377.88'
L9	N 32° 35' 38" W	298.12'
L10	N 04° 58' 15" E	25.61'
L11	S 71° 57' 04" E	657.60'
L12	S 72° 33' 19" E	851.15'
L13	S 18° 29' 59" W	2197.26'
L14	N 71° 14' 09" W	303.86'

STATE OF KENTUCKY  
KEVIN M. SIMMONS  
3635  
LICENSED  
PROFESSIONAL  
LAND SURVEYOR

ANNEXATION PLAT  
SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THE BEARINGS AND DISTANCES SHOWN HEREON HAVE BEEN TAKEN FROM PLAT AT PLAT BOOK 49 PAGE 139 AND FROM THE CURRENT ODC-GIS CORPORATE BOUNDARY AND PARCEL LAYER. THIS PLAT HAS BEEN PREPARED FOR ANNEXATION PURPOSES ONLY. BEARINGS AND DISTANCES SHOWN HAVE NOT BEEN VERIFIED IN THE FIELD.

*K. M. Simmons*  
KEVIN M. SIMMONS, P.L.S. 3635  
DATE 1-21-26

PROPOSED ANNEXATION FOR  
CITY OF OWENSBORO PROPERTY  
2300-2500 BLOCK PLEASANT VALLEY ROAD  
IS APPROX. 34.798 ACRES

CITY  
COUNTY

1 inch = 500 feet



## City of Owensboro Kentucky

P.O. BOX 10003  
OWENSBORO, KENTUCKY 42302


Engineering Department  
270-687-8641  
270-687-8579 (fax)

### ANNEXATION DESCRIPTION

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Kevin M. Simmons, PLS 3635      1-21-26      Date

