

ORDINANCE 3-2026

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 3230 WAREHOUSE ROAD CONTAINING A TOTAL OF 1.014 ACRES, MORE OR LESS, AT THE REQUEST OF ADDISON MILES, LLC.

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. There will be an annexation incentive agreement for this property (Municipal Order_____).

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 portion of the land located at 3230 Warehouse Road (PVA Parcel #006-14-12-007-A0-000) containing 1.014 acres on the west side of Owensboro, Kentucky more particularly described as follows:

Beginning at a point in the west line of 3230 Warehouse Road, said point having a Kentucky State Plane South Zone Coordinate N:2170780.72, E:1235771.87, said point also being in the current city limit line; thence following the current city limit line across 3230 Warehouse Road as follows: S 85°52'19" E, 23.40 feet to a point; thence S 28°39'28" E, 193.41 feet to a point; thence S 53°54'27" E, 56.00 feet to a point; thence S 28°39'27" E, 120.00 feet to a point; thence S 60°54'33" W, 115.00 feet to a point; thence S 08°59'28" E, 38.55 feet to a point in the south line of 3230 Warehouse Road; thence leaving the current city limit line and following the new city limit line S 61°37'28" W, 90.65 feet to a point; thence following the west line of 3230 Warehouse road and the new city limit line N 05°42'38" W, 448.99 feet to the point of beginning containing 1.014 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 53, Page 48 and the ODC-GIS

Corporate Boundary 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 I-1 Light Industrial, 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.

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 3-2026, 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.

Beth Davis, City Clerk

CITY OF OWENSBORO

COMMISSION MEETING DATE: 2/3/2026

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

- **TITLE: PROPOSED ANNEXATION OF A PORTION OF PROPERTY AT 3230 WAREHOUSE ROAD (PVA NO. 006-14-12-007-A0-000)**

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:

Ryan McDaniel, representative of the property owner, Addison Miles, LLC, has signed an annexation request form initiating the proposed annexation

The proposed annexation of property at 3230 Warehouse Road totals 1.014 acres and the property is zoned I-1.

The property at 3230 Warehouse Road currently has split governmental jurisdiction and this annexation is being proposed to bring the property under one jurisdiction, the City of Owensboro.

CITY OF OWENSBORO

----ANNEXATION REQUEST FORM----

1. LOCATION OF PROPERTY TO BE ANNEXED:

3230 Warehouse Road (PVA Map # 006-14-12-007-A0-000)

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

Attached

B. SOURCE OF TITLE:

Deed Book 1111, Page 202

Plat Book 53, Page 48

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

I-1

4. ACREAGE FEES: N/A

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

Addison Miles, LLC - 1300 Carter Road, Owensboro, KY 42301

Representative: Ryan McDaniel

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 3230 Warehouse 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 22nd day of SEPTEMBER, 20 25

Witness:


Sign & Print Name BEN BOARDMAN

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


Signature

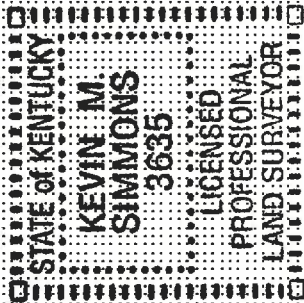
RYAN MCDUGAL
Print Name

PROPOSED ANNEXATION FOR
ADDISON MILES LLC PROPERTY
3230 WAREHOUSE ROAD,
IS APPROX. 1.014 ACRES

CITY

COUNTY

1 inch = 136 feet



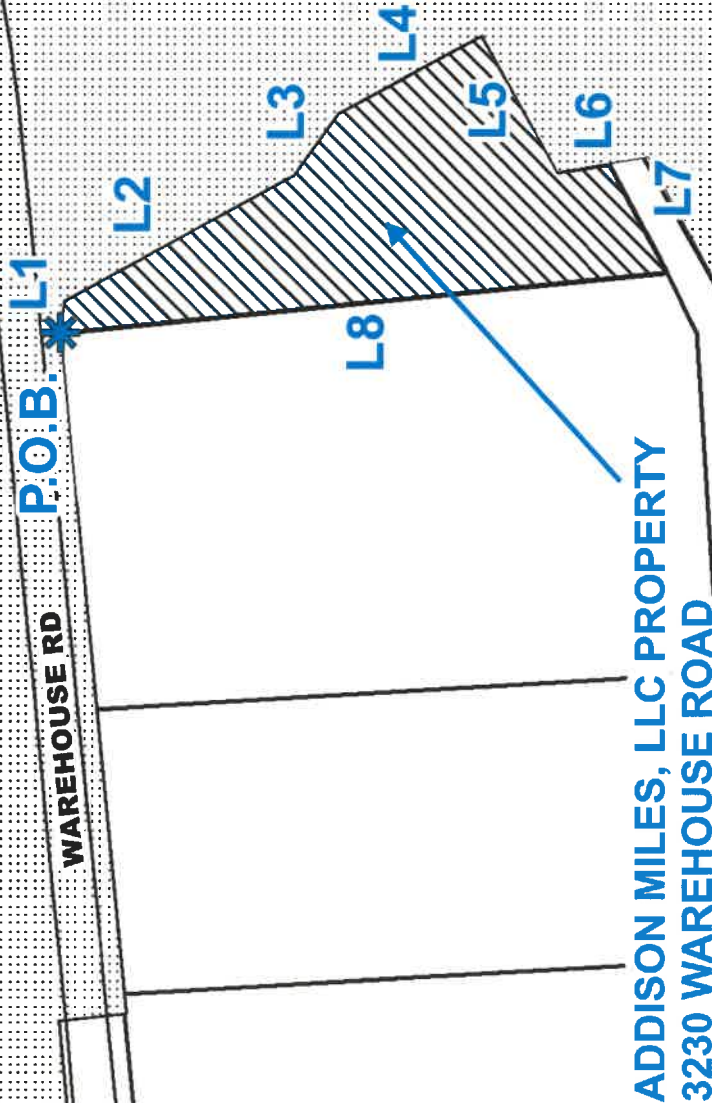
ANNEXATION PLAT SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THE BEARINGS AND DISTANCES SHOWN HEREON
HAVE BEEN TAKEN FROM DEED BOOK 1111 PAGE 202 AND
PLAT BOOK 53 PAGE 48 AND FROM THE CURRENT ODC-GIS
CORPORATE BOUNDARY AND PARCEL LAYER.

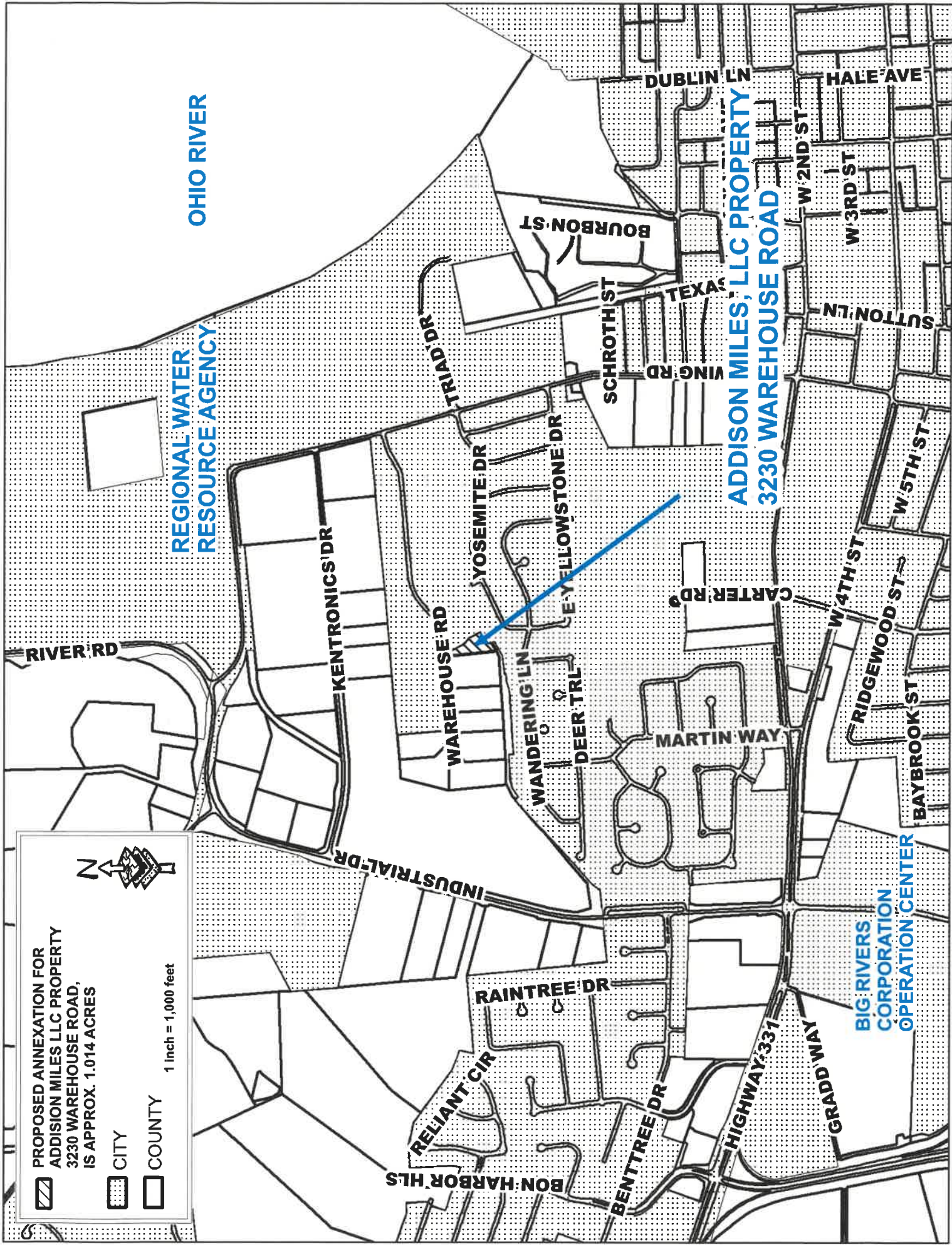
THIS PLAT HAS BEEN PREPARED FOR ANNEXATION PURPOSES ONLY.
BEARINGS AND DISTANCES SHOWN HAVE NOT BEEN VERIFIED IN THE FIELD.

Kevin M. Simmons
KEVIN M. SIMMONS, P.L.S. 3635
DATE 1-26-26

LINE TABLE		
LINE	BEARING	LENGTH
L1	S 85° 52' 19" E	23.40'
L2	S 28° 39' 28" E	193.41'
L3	S 53° 54' 27" E	56.00'
L4	S 28° 39' 27" E	120.00'
L5	S 60° 54' 33" W	115.00'
L6	S 08° 59' 28" E	38.55'
L7	S 61° 37' 28" W	90.65'
L8	N 05° 42' 38" W	448.99'



POB COORDINATES
KY SPC SOUTH
N:2170780.72
E:1235771.87



PROPOSED ANNEXATION FOR
ADDISON MILES LLC PROPERTY
3230 WAREHOUSE ROAD,
IS APPROX. 1.014 ACRES

CITY

COUNTY

1 inch = 1,000 feet



REGIONAL WATER
RESOURCE AGENCY

OHIO RIVER

ADDISON MILES, LLC PROPERTY
3230 WAREHOUSE ROAD

BIG RIVERS
CORPORATION
OPERATION CENTER



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 Date 1-21-26

