

ORDINANCE 8-2026

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 END OF HUNTERS RIDGE AND SUMMER VALLEY LANE (HUNTERS RIDGE SUBDIVISION – PHASE III) CONTAINING A TOTAL OF 55.578 ACRES, MORE OR LESS, AT THE REQUEST OF HUNTERS RIDGE ESTATES, 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 tract of land being Phase 3 of Hunters Ridge Subdivision containing 55.578 acres on the east side of Owensboro, Kentucky more particularly described as follows:

Beginning at a point in the intersection of north right-of-way line of Interstate 165 (William Natcher Parkway) and the southeast corner of Hunters Ridge, Unit 5, said point having a Kentucky State Plane South Zone Coordinate N:2150722.00, E:1261601.00 and being in the current city limit line; thence following the east lines of Hunters Ridge, Unit 5 and the current city limit line as follows:

N 21°35'02" E, 391.71 feet to a point;

S 71°38'30" E, 235.69 feet to a point;

N 06°37'42" W, 44.59 feet to a point;

N 21°34'37" E, 42.91 feet to a point;

N 02°11'18" E, 71.94 feet to a point;

N 02°11'19" E, 85.25 feet to a point being the southeast corner of Hunters Ridge, Unit 6, said point also being in the current city limit line; thence following the lines of Hunters Ridge, Unit 6 and the current city limit lines as follows:

N 28°59'33" E, 62.55 feet to a point;

N 52°56'09" W, 30.78 feet to a point;

N 06°54'36" E, 54.22 feet to a point;

N 09°02'06" E, 84.68 feet to a point;

N 16°17'37" E, 24.84 feet to a point;
 N 22°35'10" E, 77.11 feet to a point;
 N 10°11'10" E, 125.08 feet to a point;
 N 35°58'46" E, 68.66 feet to a point;
 N 03°01'42" E, 43.17 feet to a point;
 N 27°41'01" E, 95.73 feet to a point;
 N 05°20'58" E, 44.86 feet to a point;
 N 26°06'05" E, 56.35 feet to a point;
 N 09°16'17" E, 27.39 feet to a point;
 N 09°16'18" E, 18.14 feet to a point;
 N 09°02'12" W, 65.06 feet to a point
 N 16°55'25" W, 22.33 feet to a point;
 N 16°55'21" W, 8.33 feet to a point;
 N 36°06'55" W, 41.31 feet to a point;
 N 59°36'57" E, 69.54 feet to a point;
 N 31°40'49" W, 57.42 feet to a point;
 N 69°52'02" W, 36.97 feet to a point;
 N 20°47'22" E, 33.99 feet to a point being the southeast corner of Hunters Ridge, Unit 7, said point also being in the current city limit line; thence following the lines of Hunters Ridge, Unit 7 and the current city limit line N 19°43'19" E, 94.59 feet to a point being the southwest corner of Hunters Ridge, Unit 11, said point also being in the current city limit line; thence following the south lines of Hunters Ridge Unit 11 and the current city limit lines as follows:
 S 70°03'20" E, 148.07 feet to a point;
 N 19°56'40" E, 75.00 feet to a point;
 S 70°03'20" E, 142.40 feet to a point;
 S 70°03'20" E, 55.00 feet to a point;
 N 75°47'47" E, 434.20 feet to a point being in the west line of Hunters Ridge, Unit 13, said point also being in the current city limit line; thence following the lines of Hunters Ridge, Unit 13 and the current city limit lines as follows:
 S 21°14'07" W, 459.35 feet to a point;
 S 68°44'56" E, 522.54 feet to a point;
 N 19°43'22" E, 19.42 feet to a point in the east line of Hunters Ridge, Unit 13; thence leaving the current city limit line and following the new city limit line S 71°11'05" E, 8.83 feet to a point in the west line of T L, LLC (D.B. 951, Pg. 786); thence following the west line of T L, LLC and the new city limit line S 20°24'39" W, 786.50 feet to a point being the northwest corner of Eldred Neubauer (D.B. 863, Pg. 750); thence following the west lines of Neubauer and the new city limit line S 20°17'53" W, 475.87 feet to a point in the west line of Neubauer, thence continuing with the west line of Neubauer and the new city limit line S 21°42'20" W, 1,137.82 feet to a point in the north right-of-way line of Interstate 165 (William Natcher Parkway); thence following the new city limit lines and the north right-of-way lines of Interstate 165 (William Natcher Parkway) as follows:
 N 35°40'27" W, 356.42 feet to a point;

N 35°43'18" W, 821.13 feet to a point;
N 35°48'01" W, 124.52 feet to a point;
N 37°08'30" W, 122.94 feet to the point of beginning containing 55.578 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 an annexation plat prepared by BEI, Inc. 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 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 21st day of
April, 2026.

PUBLICLY READ AND APPROVED ON SECOND READING, this the 5th day of
May, 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 8-2026, duly adopted by the Owensboro Board of Commissioners on May 5, 2026, the original of which is on file in the Office of the City Clerk, this the 5th day of May, 2026.

Beth Davis, City Clerk

CITY OF OWENSBORO

COMMISSION MEETING DATE: 4/7/2026

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

- **TITLE: PROPOSED ANNEXATION OF HUNTER RIDGE SUBDIVISION – PHASE III
PROPERTY OWNED BY HUNTERS RIDGE ESTATES, LLC (PVA NO. 075-00-00-046-09-000)**

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:

Hunters Ridge Estates, LLC, owner of said right of way, has signed an annexation request form initiating and consenting to the proposed annexation

The proposed annexation of property at the end Hunter Ridge and Summer Valley Lane is zoned A-U and totals 55.578 acres.

Hunters Ridge Subdivision – Phase III consists of 35 residential lots with associated street and utility extensions.

There will be an Annexation Incentive Agreement for this property between the City of Owensboro and Hunters Ridge Estates, LLC.

CITY OF OWENSBORO

---ANNEXATION REQUEST FORM---

1. LOCATION OF PROPERTY TO BE ANNEXED:

Hunters Ridge Subdivision Phase III (PVA No. 075-00-00-049-09-000)

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

Attached

B. SOURCE OF TITLE:

Deed BK 1082 PG 582 / Plat BK 54 PG 59 - Deed BK 1122 PG 992 / Plat BK 55 PG 01

Deed BK 1112 PG 235 / Plat BK 54 PG 59 - Deed BK 1097 PG 590 / Plat BK 53 PG 72

Deed BK 1066 PG 743

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

A - U

4. ACREAGE FEES: N/A

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

Hunters Ridge Estates LLC

3130 Commonwealth CT. #A Owensboro, KY 42303

6. PHONE NO: 270-570-0363

CONSENT AND WAIVER OF STATUTORY RIGHTS

I (We) solemnly swear and affirm that I am (we are) the fee simple record
Hunters Ridge Subdivision Phase III (in
owner(s) of property located at PVA No. 075-00-00-049-09-000
Daviness 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
3rd day of March, 20 26.

Witness: Jaime Martin Jaime Martin
Sign & Print Name

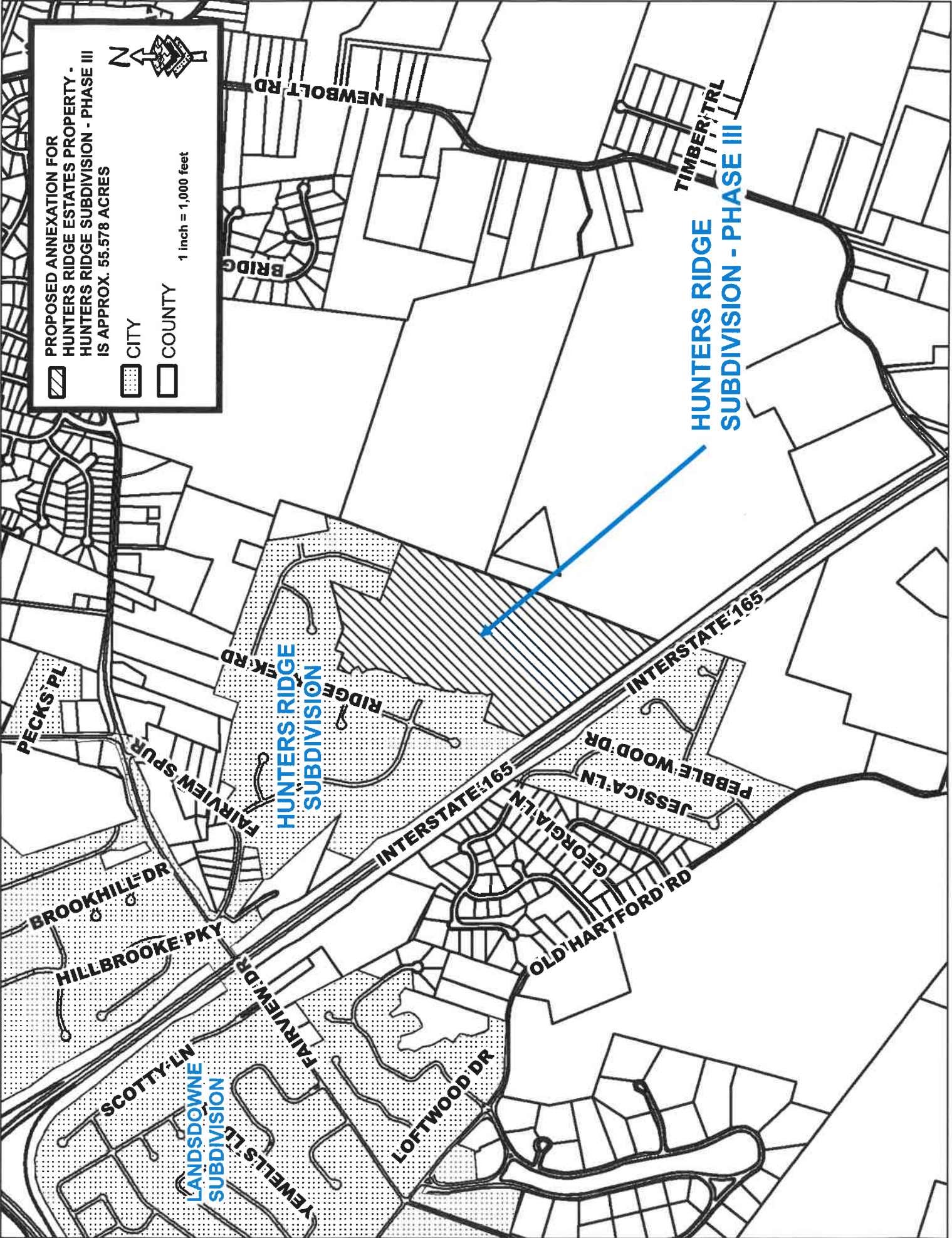
Signature (s) of Record Owner (s) of Property:
[Signature]
Signature
Jared Martin
Print Name

PROPOSED ANNEXATION FOR
HUNTERS RIDGE ESTATES PROPERTY -
HUNTERS RIDGE SUBDIVISION - PHASE III
IS APPROX. 55.578 ACRES



-  CITY
-  COUNTY

1 inch = 1,000 feet



PROPOSED ANNEXATION FOR
 HUNTERS RIDGE ESTATES PROPERTY -
 HUNTERS RIDGE SUBDIVISION - PHASE III
 IS APPROX. 55.578 ACRES



CITY

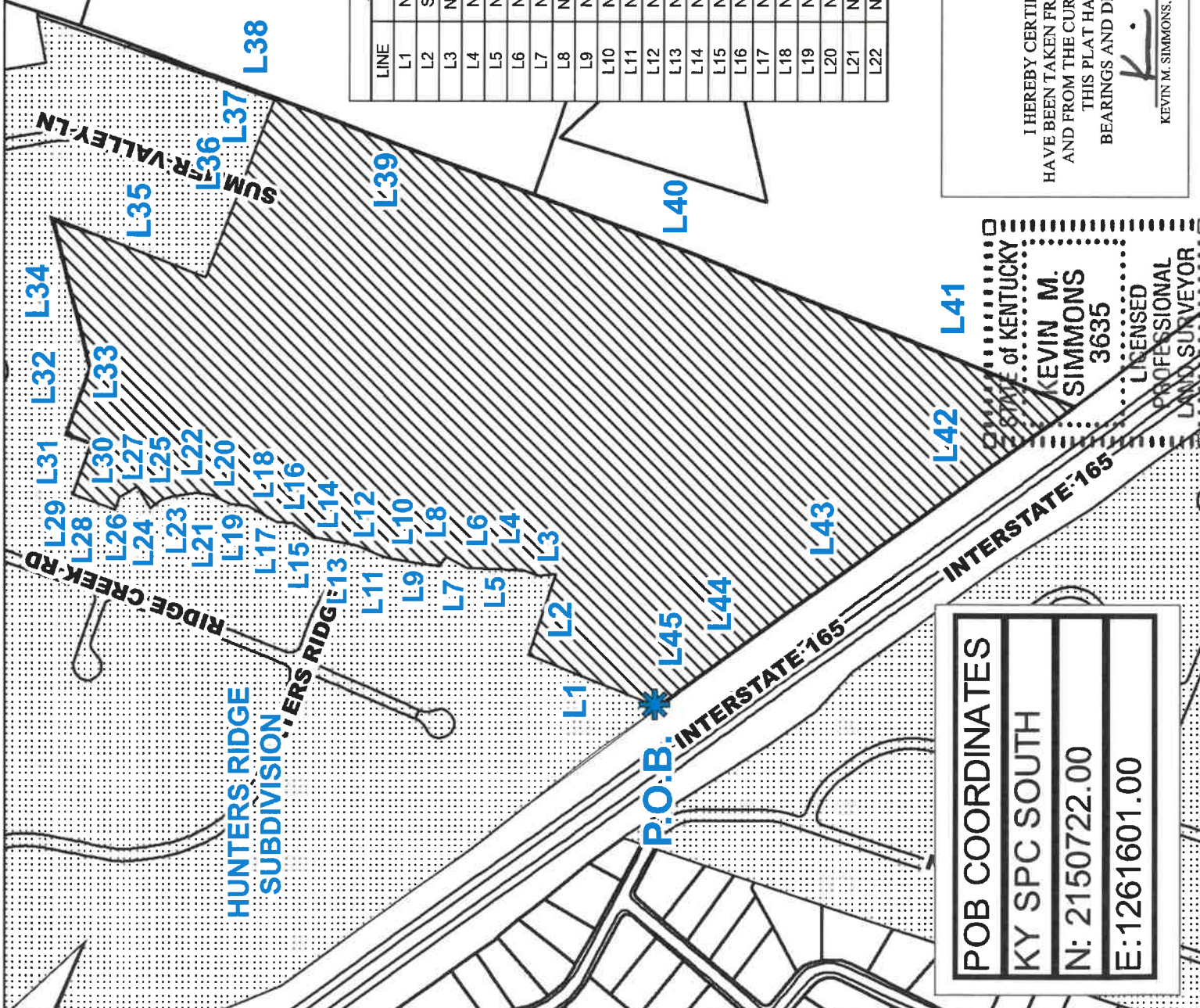


COUNTY

1 inch = 400 feet

LINE TABLE		
LINE	BEARING	LENGTH
L1	N 21° 35' 02" E	391.71'
L2	S 71° 38' 30" E	235.69'
L3	N 06° 37' 42" W	44.59'
L4	N 21° 34' 37" E	42.91'
L5	N 02° 11' 18" E	71.94'
L6	N 02° 11' 19" E	85.25'
L7	N 28° 59' 33" E	62.55'
L8	N 52° 56' 09" W	30.78'
L9	N 06° 54' 36" E	54.22'
L10	N 09° 02' 06" E	84.68'
L11	N 16° 17' 37" E	24.84'
L12	N 22° 35' 10" E	77.11'
L13	N 10° 11' 10" E	125.08'
L14	N 35° 58' 46" E	68.66'
L15	N 03° 01' 42" E	43.17'
L16	N 27° 41' 01" E	95.73'
L17	N 05° 20' 58" E	44.86'
L18	N 26° 06' 05" E	56.35'
L19	N 09° 16' 17" E	27.39'
L20	N 09° 16' 18" E	18.14'
L21	N 09° 02' 12" W	65.06'
L22	N 16° 55' 25" W	22.33'

LINE TABLE		
LINE	BEARING	LENGTH
L23	N 16° 55' 21" W	8.33'
L24	N 36° 06' 55" W	41.31'
L25	N 59° 36' 57" E	69.54'
L26	N 31° 40' 49" W	57.42'
L27	N 69° 52' 02" W	36.97'
L28	N 20° 47' 22" E	33.99'
L29	N 19° 43' 19" E	94.59'
L30	S 70° 03' 20" E	148.07'
L31	N 19° 56' 40" E	75.00'
L32	S 70° 03' 20" E	142.40'
L33	S 70° 03' 20" E	55.00'
L34	N 75° 47' 47" E	434.20'
L35	S 21° 14' 07" W	459.35'
L36	S 68° 44' 56" E	522.54'
L37	N 19° 43' 22" E	19.42'
L38	S 71° 11' 05" E	8.83'
L39	S 20° 24' 39" W	786.50'
L40	S 20° 17' 53" W	475.87'
L41	S 21° 42' 20" W	1,137.82'
L42	N 35° 40' 27" W	356.42'
L43	N 35° 43' 18" W	821.13'
L44	N 35° 48' 01" W	124.52'
L45	N 37° 08' 30" W	122.94'



POB COORDINATES
 KY SPC SOUTH
 N: 2150722.00
 E: 1261601.00

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 ANNEXATION PLAT SUBMITTED BY BRYANT ENGINEER INC.
 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 4-1-26



City of Owensboro Kentucky

P.O. BOX 10003
OWENSBORO, KENTUCKY 42302

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

ANNEXATION DESCRIPTION

A tract of land being Phase 3 of Hunters Ridge Subdivision containing 55.578 acres on the east side of Owensboro, Kentucky more particularly described as follows:

Beginning at a point in the intersection of north right-of-way line of Interstate 165 (William Natcher Parkway) and the southeast corner of Hunters Ridge, Unit 5, said point having a Kentucky State Plane South Zone Coordinate N:2150722.00, E:1261601.00 and being in the current city limit line; thence following the ease lines of Hunters Ridge, Unit 5 and the current city limit line as follows:

N 21°35'02" E, 391.71 feet to a point;

S 71°38'30" E, 235.69 feet to a point;

N 06°37'42" W, 44.59 feet to a point;

N 21°34'37" E, 42.91 feet to a point;

N 02°11'18" E, 71.94 feet to a point;

N 02°11'19" E, 85.25 feet to a point being the southeast corner of Hunters Ridge, Unit 6, said point also being in the current city limit line; thence following the lines of Hunters Ridge, Unit 6 and the current city limit lines as follows:

N 28°59'33" E, 62.55 feet to a point;

N 52°56'09" W, 30.78 feet to a point;

N 06°54'36" E, 54.22 feet to a point;

N 09°02'06" E, 84.68 feet to a point;

N 16°17'37" E, 24.84 feet to a point;

N 22°35'10" E, 77.11 feet to a point;

N 10°11'10" E, 125.08 feet to a point;

N 35°58'46" E, 68.66 feet to a point;

N 03°01'42" E, 43.17 feet to a point;

N 27°41'01" E, 95.73 feet to a point;

N 05°20'58" E, 44.86 feet to a point;

N 26°06'05" E, 56.35 feet to a point;

N 09°16'17" E, 27.39 feet to a point;

N 09°16'18" E, 18.14 feet to a point;

N 09°02'12" W, 65.06 feet to a point

N 16°55'25" W, 22.33 feet to a point;
N 16°55'21" W, 8.33 feet to a point;
N 36°06'55" W, 41.31 feet to a point;
N 59°36'57" E, 69.54 feet to a point;
N 31°40'49" W, 57.42 feet to a point;
N 69°52'02" W, 36.97 feet to a point;
N 20°47'22" E, 33.99 feet to a point being the southeast corner of Hunters Ridge, Unit 7, said point also being in the current city limit line; thence following the lines of Hunters Ridge, Unit 7 and the current city limit line N 19°43'19" E, 94.59 feet to a point being the southwest corner of Hunters Ridge, Unit 11, said point also being in the current city limit line; thence following the south lines of Hunters Ridge Unit 11 and the current city limit lines as follows:

S 70°03'20" E, 148.07 feet to a point;
N 19°56'40" E, 75.00 feet to a point;
S 70°03'20" E, 142.40 feet to a point;
S 70°03'20" E, 55.00 feet to a point;

N 75°47'47" E, 434.20 feet to a point being in the west line of Hunters Ridge, Unit 13, said point also being in the current city limit line; thence following the lines of Hunters Ridge, Unit 13 and the current city limit lines as follows:

S 21°14'07" W, 459.35 feet to a point;
S 68°44'56" E, 522.54 feet to a point;

N 19°43'22" E, 19.42 feet to a point in the east line of Hunters Ridge, Unit 13; thence leaving the current city limit line and following the new city limit line S 71°11'05" E, 8.83 feet to a point in the west line of T L, LLC (D.B. 951, Pg. 786); thence following the west line of T L, LLC and the new city limit line S 20°24'39" W, 786.50 feet to a point being the northwest corner of Eldred Neubauer (D.B. 863, Pg. 750); thence following the west lines of Neubauer and the new city limit line S 20°17'53" W, 475.87 feet to a point in the west line of Neubauer, thence continuing with the west line of Neubauer and the new city limit line S 21°42'20" W, 1,137.82 feet to a point in the north right-of-way line of Interstate 165 (William Natcher Parkway); thence following the new city limit lines and the north right-of-way lines of Interstate 165 (William Natcher Parkway) as follows:

N 35°40'27" W, 356.42 feet to a point;
N 35°43'18" W, 821.13 feet to a point;
N 35°48'01" W, 124.52 feet to a point;

N 37°08'30" W, 122.94 feet to the point of beginning containing 55.578 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 an annexation plat prepared by BEI, Inc. and the ODC-GIS Corporate Boundary and Parcel layer. Bearings and distances have been rotated and translated to comply with KRS 81A.470.


Kevin M. Simmons, PLS 3635 Date 4-1-26

