

RECEIVED AND FILED
DATE August 11, 2020

MICHAEL G. ADAMS
SECRETARY OF STATE
COMMONWEALTH OF KENTUCKY
BY Kandice Adderson

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 4th day of August, 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

- **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 14th day of AUGUST, 20 20.

Witness:

Ed Ray
Sign & Print Name

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

Matthew R Hayden
Signature
Matthew R Hayden
Print Name

FOR FINANCE DEPARTMENT USE ONLY:

Annexation Fee

Amount: N/A

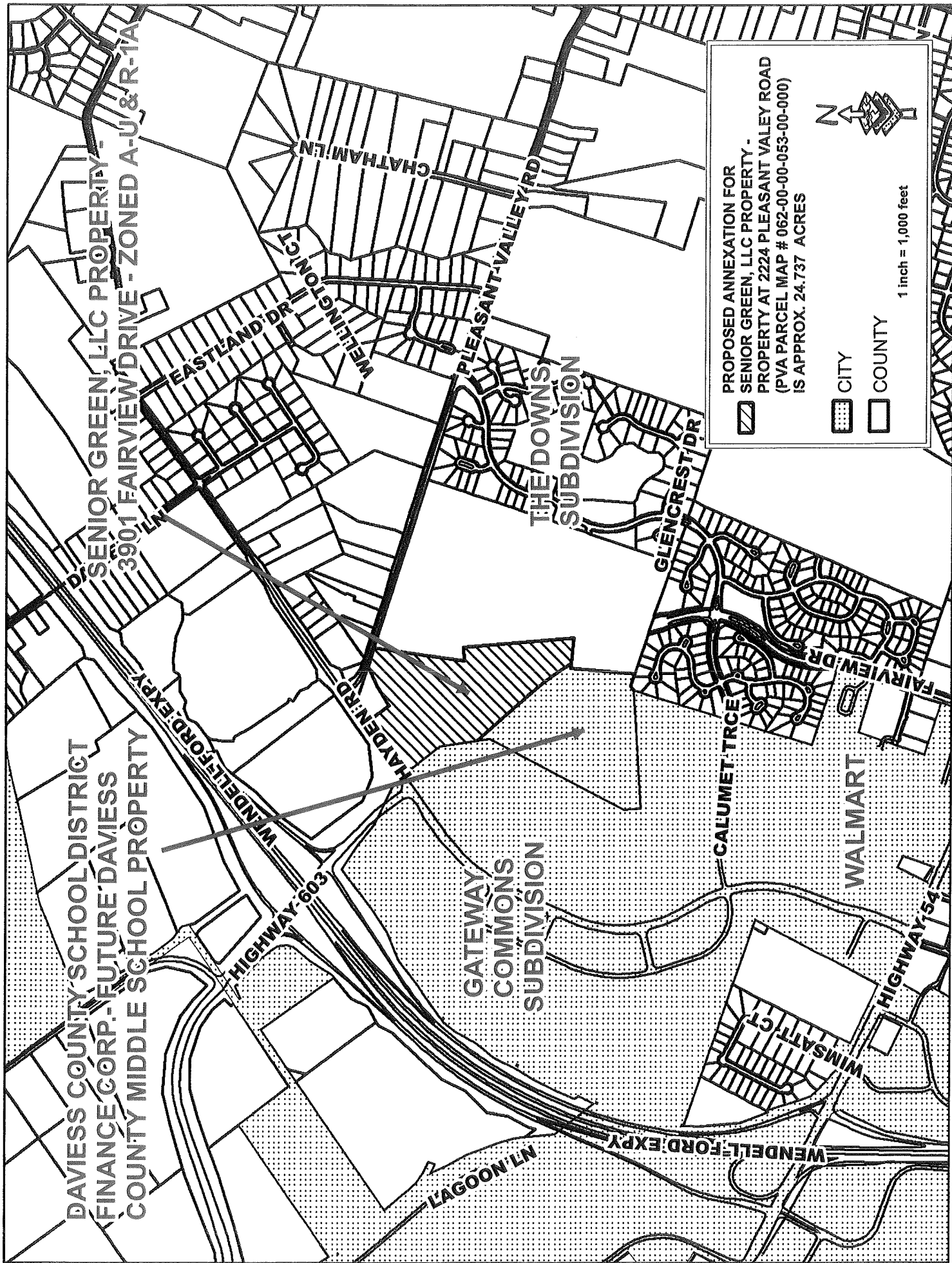
Acreage Fee

Amount: N/A

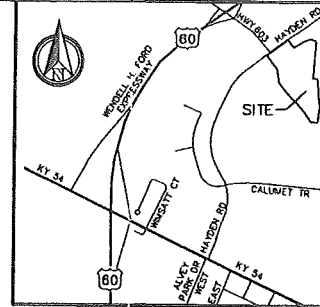
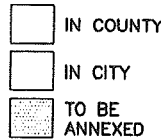
Received by Finance Department

Date: _____

Initialed By: _____



LEGEND



VICINITY MAP

ANNEXATION DESCRIPTION:

A certain tract of land being located near Hayden Road and Highway 603 in Daviess County, Kentucky and being more particularly described as follows:

Beginning at a calculated point being in the south right-of-way line of Hayden Road and being the northeast corner of the Senior Green, LLC property, as recorded in Deed Book 1012, at Page 17 in the office of the Daviess County Clerk; thence with said south right-of-way line North 53 degrees 59 minutes 28 seconds East, a distance of 543.56 feet to a calculated point being the westernmost corner of the Settles ODE E Darwyn & SSS 2, LLC property, as recorded in Deed Book 1008, at Page 243 in said clerk's office; thence with the west line of said Settles ODE E Darwyn & SSS 2, LLC property South 35 degrees 54 minutes 26 seconds East, a distance of 200.00 feet to a calculated point being the southernmost corner of said Settles ODE E Darwyn & SSS 2, LLC property; thence with the south line of said Settles ODE E Darwyn & SSS 2, LLC property North 57 degrees 03 minutes 10 seconds East, a distance of 201.43 feet to a calculated point; thence continuing with said south line North 65 degrees 36 minutes 10 seconds East, a distance of 176.46 feet to a calculated point being in the south right-of-way line of Pleasant Valley Road; thence with said right-of-way line South 72 degrees 00 minutes 26 seconds East, a distance of 136.91 feet to a calculated point being the northwest corner of the James and Ernest Pantle property, as recorded in Deed Book 431, at Page 216 in said clerk's office; thence with the west line of said Pantle property for the following five (5) calls:

1. South 04 degrees 57 minutes 15 seconds West, a distance of 779.49 feet to a calculated point;
2. South 86 degrees 02 minutes 45 seconds East, a distance of 102.00 feet to a calculated point;
3. South 04 degrees 27 minutes 45 seconds East, a distance of 590.00 feet to a calculated point;
4. South 06 degrees 12 minutes 15 seconds West, a distance of 325.00 feet to a calculated point;
5. North 85 degrees 42 minutes 45 seconds West, a distance of 151.05 feet to a calculated point being the easternmost corner of the Daviess County School District Finance Corp. property, as recorded in Deed Book 1012, at Page 26 in said clerk's office; thence with the east line of said Daviess County School District Finance Corp. property in a curve the left being subtended by a chord of North 36 degrees 15 minutes 42 seconds West, a chord distance of 448.32 feet and having a radius of 2,460.00 feet, in all an arc distance of 448.95 feet to a calculated point; thence continuing with said east line North 41 degrees 29 minutes 23 seconds West, a distance of 589.38 feet to a calculated point being the southernmost corner of said Senior Green, LLC property; thence with the east line of said Senior Green, LLC property North 08 degrees 40 minutes 12 seconds West, a distance of 314.89 feet to a calculated point; thence continuing said east line North 37 degrees 30 minutes 08 seconds West, a distance of 342.40 feet to the point of beginning and containing 24.737 acres. This description is to be used for an annexation ONLY and is NOT to be used for the transfer of real property.

CHARLES EVANS FARMS, LLC.

D.B. 911, PG. 74
PARCEL NO. 62-78
ZONE: A-U

ODE E, DARWYN SETTLE
SSS 2, LLC.
D.B. 1008, PG. 243
PARCEL NO. 62-53-1
ZONE: A-U

SENIOR GREEN, LLC.
D.B. 1012, PG. 17
PARCEL NO.
2-15-1-993
ZONE: B-4

GATEWAY
LAND, LLC.
D.B. 945, PG. 733
PARCEL NO.
2-15-1-999
ZONE: B-4

GATEWAY
LAND, LLC.
D.B. 978, PG. 208
PARCEL NO.
2-15-1-997
ZONE: B-4

DAVISS COUNTY SCHOOL DISTRICT
FINANCE CORPORATION
D.B. 1012, PG. 26
PARCEL NO. 62-53-2
ZONE: A-U

JAMES PANTLE
ERNEST PANTLE
D.B. 431, PG. 216
PARCEL NO. 74-139
ZONE: A-U

LINE TABLE

LINE	LENGTH	BEARING
L1	200.00'	S 35°54'28" E
L2	201.43'	N 57°03'10" E
L3	176.46'	N 65°36'10" E
L4	136.91'	S 72°00'26" E
L5	102.00'	S 86°02'45" E
L6	325.00'	S 06°12'15" W
L7	151.05'	N 85°42'45" W
L8	314.89'	N 08°40'12" W
L9	342.40'	N 37°30'08" W

PREAKNESS PLACE
AT THE DOWNS
UNIT 3
P.B. 30, PG. 22
ZONE: R-1C

STATE OF KENTUCKY
J. WILLIAM
WEIKEL, JR.
2813

LICENSED
PROFESSIONAL
LAND SURVEYOR

ANNEXATION PLAT SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THE TRACT OF LAND SHOWN
HEREON WAS PLOTTED FROM PLAT RECORDED IN
PLAT BOOK 48, AT PAGE 50 IN THE OFFICE OF THE
DAVISS COUNTY CLERK.

J. William Weikel, Jr. May 13, 2020
J. WILLIAM WEIKEL, JR., KY P.L.S. NO. 2813 DATE

SENIOR GREEN, LLC.

ANNEXATION PLAT
LOCATED NEAR HAYDEN ROAD & HWY. 603
EAST OF OWENSBORO
DAVISS COUNTY, KENTUCKY
SCALE: 1"=700'

04-27-2020



1635 FREDERICA STREET ~ P.O. BOX 21382
OWENSBORO, KENTUCKY 42304
270-685-2811


ANNEXATION DESCRIPTION

2224 Pleasant Valley Road: 24.737 ACRES

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



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

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'	

HAYDEN RD
HIGHWAY 603

P.O.B.

GATEWAY COMMONS
DEVELOPMENT

COMMONS
DEVELOPMENT

ANNEXATION PLAT
SURVEYOR'S CERTIFICATION

I, KEVIN M. SIMMONS, P.L.S., 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, P.L.S. 3635
DATE 5-14-22