

RECEIVED AND FILED  
DATE January 6, 2022

MICHAEL G. ADAMS  
SECRETARY OF STATE  
COMMONWEALTH OF KENTUCKY  
BY Handie Adkins

**ORDINANCE 18-2021**

**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 3238 KIDRON VALLEY WAY, CONTAINING 1.167 ACRES, MORE OR LESS, AT THE REQUEST OF KIDRON INVESTMENT, 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 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 known as 3238 Kidron Valley Way containing 1.167 Acres 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 Kidron Valley Lane, said point having a Kentucky State Plane South Coordinate N:2160939.03, E:1261929.48; thence following the new City Limit Line and the south right-of-way line of Kidron Valley Lane running 25.00 feet from and parallel with the centerline of said road S 71°55'57" E, 189.78' to a point; thence continuing with the south right of way of said road and the new City Limit Line S 73°21'25" E, 11.22 feet to a point being the northwest corner of Lot 1-A (P.B. 42, Pg. 25); thence following the west line of Lot 1-A and the new City Limit Line S 18°03'58" W, 253.03 feet to a point in the current City Limit Line, said point also being the southwest corner of Lot 1-A; thence following the current City Limit Line N 71°57'18" W, 201.00 feet to a point being the southeast corner of Lot 6 (P.B. 39, Pg. 137); thence leaving the current City Limit Line

and following the new City Limit Line and the east line of Lot 6, N 18°04'01" E, 252.83 feet to the point of beginning containing 1.167 Acres as shown on an annexation plat prepared by the City of Owensboro, dated 12/02/2021.

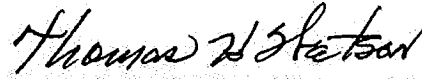
This description was prepared by Kevin M. Simmons, PLS 3635 with the Owensboro City Engineer's office for annexation purposes only, and shall not be used for the transfer of title. Bearings and distances described herein were taken from a recorded plat found in Plat Book 42, at Page 25 in the office of the Daviess County Clerk and have been rotated and translated to comply with KRS 81A.470.

**Section 3.** That the territory annexed herein is currently zoned as B-4 General Business, 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.

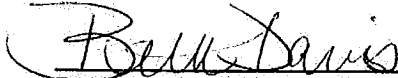
**INTRODUCED AND PUBLICLY READ ON FIRST READING,** this the 14th day of December, 2021.

**PUBLICLY READ AND APPROVED ON SECOND READING,** this the 4th day of January, 2022.



Thomas H. Watson, Mayor

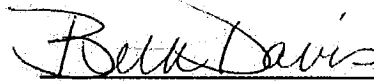
ATTEST:



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 18-2021, duly adopted by the Owensboro Board of Commissioners on January 4, 2022, the original of which is on file in the Office of the City Clerk, this the 4th day of January, 2022.



Beth Davis, City Clerk

**CITY OF OWENSBORO**

**COMMISSION MEETING DATE: 12/14/2021**

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

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- **TITLE: PROPOSED ANNEXATION FOR KIDRON INVESTMENTS, LLC PROPERTY AT 3238 KIDRON VALLEY WAY**

**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:**

**Kidron Investments, LLC, owner of said property has submitted a signed annexation request forms for property at 3238 Kidron Valley Way.**

**The proposed annexation for property at 3238 Kidron Valley Way is identified as PVA Parcel Map No. 062-J0-00-004-00-000 totals 1.167 acres and is zoned B-4.**

**There will be an Annexation Incentive Agreement for this property between the City of Owensboro and Kidron Investments, LLC.**

CITY OF OWENSBORO

---ANNEXATION REQUEST FORM---

1. LOCATION OF PROPERTY TO BE ANNEXED:

3238 KIDRON VALLEY WAY (PVA MAP # 062-J0-00-004-00-000)

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

SEE ANNEXATION PLAT

B. SOURCE OF TITLE:

DEED BOOK 948, PAGE 001

PLAT BOOK 42, PAGE 25

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

ZONED: B-4

4. ACREAGE FEES: N/A

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

Kidron Investment, LLC

726 Harvard Dr., Owensboro, KY 42301

6. PHONE NO: 270-926-1101

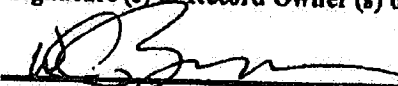
### CONSENT AND WAIVER OF STATUTORY RIGHTS

I (We) solemnly swear and affirm that I am (we are) the fee simple record owner(s) of property located at 3238 Kidron Valley Way 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 1st day of December, 20 21.

Witness:

Sign & Print Name

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

  
Signature  
William C. Barron " Manager of  
Print Name  
Eastpitch Properties, LLC the sole member  
Kidron Investment LLC

### FOR FINANCE DEPARTMENT USE ONLY:

Annexation Fee

Amount: N/A

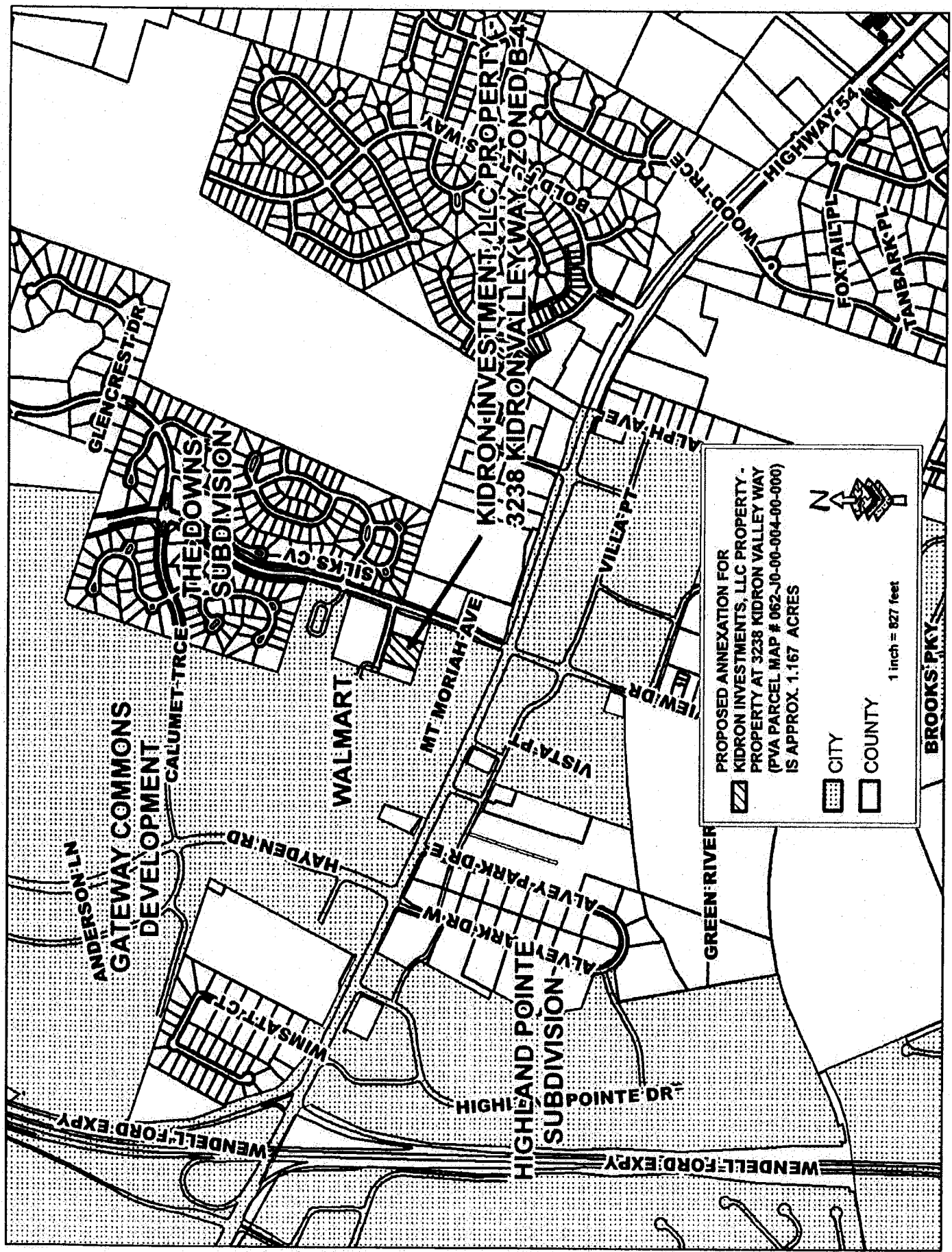
Acreage Fee

Amount: N/A

Received by Finance Department

Date: \_\_\_\_\_

Initialed By: \_\_\_\_\_





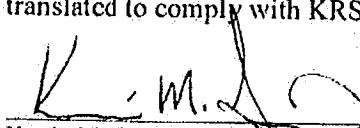
### ANNEXATION DESCRIPTION

#### **3238 Kidron Valley Way: 1.167 ACRES**

A tract of land known as 3238 Kidron Valley Way containing 1.167 Acres 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 Kidron Valley Lane, said point having a Kentucky State Plane South Coordinate N:2160939.03, E:1261929.48; thence following the new City Limit Line and the south right-of-way line of Kidron Valley Lane running 25.00 feet from and parallel with the centerline of said road S 71°55'57" E, 189.78' to a point; thence continuing with the south right of way of said road and the new City Limit Line S 73°21'25" E, 11.22 feet to a point being the northwest corner of Lot 1-A (P.B. 42, Pg. 25); thence following the west line of Lot 1-A and the new City Limit Line S 18°03'58" W, 253.03 feet to a point in the current City Limit Line, said point also being the southwest corner of Lot 1-A; thence following the current City Limit Line N 71°57'18" W, 201.00 feet to a point being the southeast corner of Lot 6 (P.B. 39, Pg. 137); thence leaving the current City Limit Line and following the new City Limit Line and the east line of Lot 6, N 18°04'01" E, 252.83 feet to the point of beginning containing 1.167 Acres as shown on an annexation plat prepared by the City of Owensboro, dated 12/02/2021.

This description was prepared by Kevin M. Simmons, PLS 3635 with the Owensboro 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 a recorded plat found in Plat Book 42, at Page 25 in the office of the Daviess County Clerk and have been rotated and translated to comply with KRS 81A.470.

  
Kevin M. Simmons, PLS 3635

12-02-21  
Date



PROPOSED ANNEXATION FOR  
 KIDRON INVESTMENTS, LLC PROPERTY -  
 PROPERTY AT 3238 KIDRON VALLEY WAY  
 (PVA PARCEL MAP # 062-J0-00-004-00-000)  
 IS APPROX. 1.167 ACRES



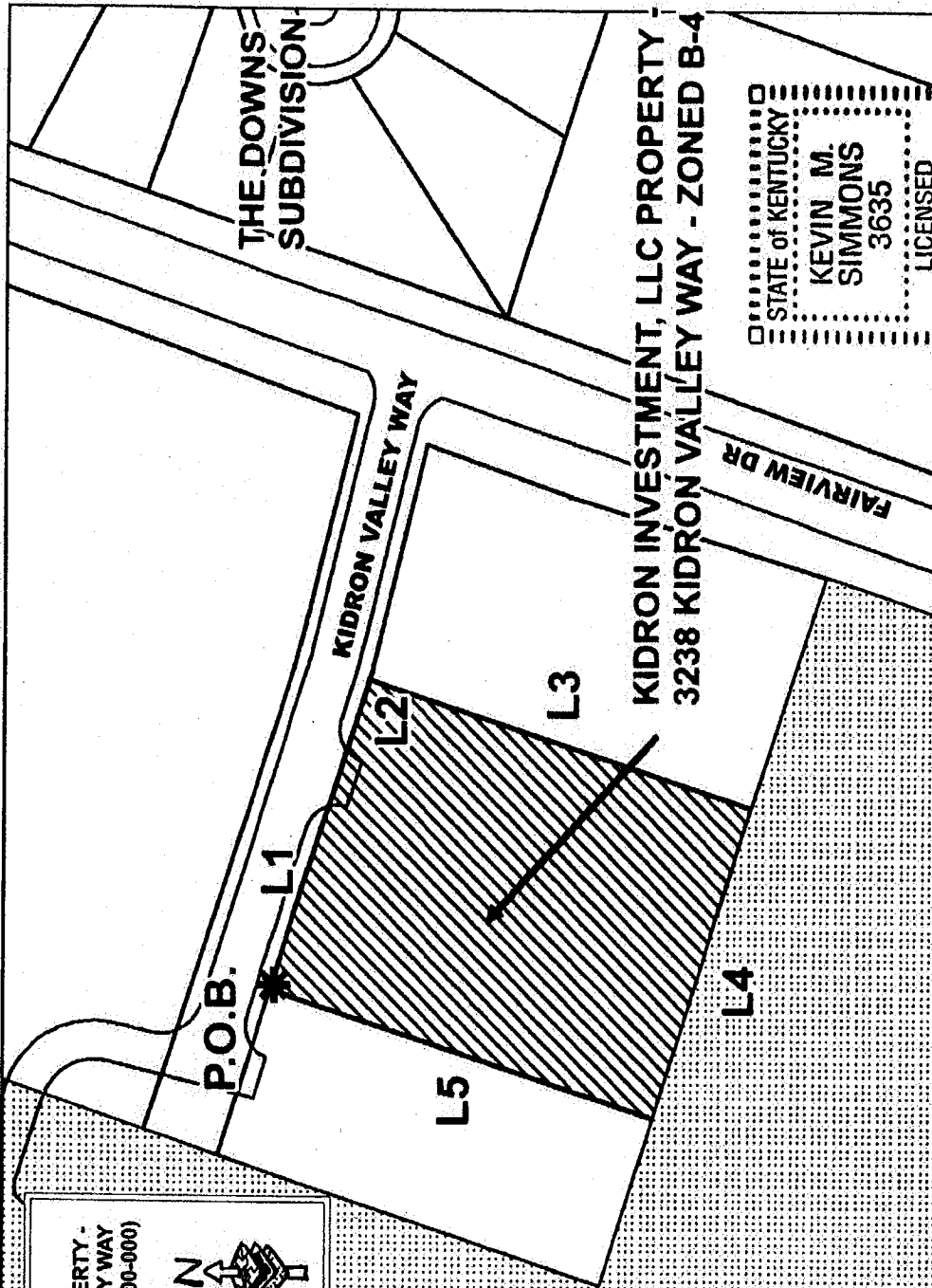
1 inch = 100 feet

☒ CITY  
☐ COUNTY

WALMART

POB COORDINATES  
 KY SPC SOUTH  
 N:2160939.03  
 E:1261929.48

LINE TABLE		
LINE	BEARING	LENGTH
L1	S 71° 55' 57" E	189.78'
L2	S 73° 21' 25" E	11.22'
L3	S 18° 03' 58" W	253.03'
L4	N 71° 57' 18" W	201.00'
L5	N 18° 04' 01" E	252.83'



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 THE PLAT OF RECORD IN PLAT BOOK 42 PAGE 25  
 AND HAVE BEEN ROTATED AND TRANSLATED TO COMPLY WITH KRS 81A.470.  
 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  
 12-2-21  
 DATE