

KENTUCKY TRANSPORTATION CABINET
Division of Right of Way and Utilities

PROJECT REPORT

PROJECT NO. FD04 1100 D625 1050 111 5138213
COUNTY Trigg (# 111) **SYP NO.** 01-180.11
ROAD NAME US 68/80 **DISTRICT** 1

LENGTH OF PROJECT: 3.104 miles (17,849.93 lineal feet) NUMBER OF PARCELS 21

CROSS SECTION AVAILABLE AND USED: Plan & Profile Only

REPORT COMPLIED BY: Charles "Chuck" L. Watkins II DATE 2/10/2012

SUMMARY

- | | | |
|--|--------------------------|----------------------|
| 1. NUMBER OF ENTIRE ACQUISITIONS: | VACANT | <u>0</u> |
| | IMPROVED | <u>0</u> |
| 2. NUMBER OF PATIAL ACQUISITIONS: | VACANT | <u>3</u> |
| | IMPROVED | <u>18</u> |
| 3. NUMBER OF PARTIAL ACQUISITIONS | WITH 1 REMINDER | <u>12</u> |
| | WITH 2 REMINDERS | <u>5</u> |
| | WITH 3 OR MORE REMINDERS | <u>4</u> |
| | WITH LANDLOCKED REMINDER | <u>2</u> |
| 4. NUMBER OF PARCELS IN "MAJOR" CATEGORY: | | <u>13 (TC 62-20)</u> |
| 5. NUMBER OF PARCELS IN "MINOR" CATEGORY: | | <u>8 (MAR)</u> |
| 6. NUMBER OF PARCELS REQUIRING 2 APPRAISALS: | | <u>0</u> |
| PARCELS NUMBERS: | | |

7. OVERALL COMPLEXITY OF PROJECT, SPECIAL PROBLEMS THAT MAY BE ENCOUNTERED, RECOMMENDATIONS:
 Project is a re-alignment of US Hwy 68/80 w/ shared use path addition southwest of Cadiz in Trigg Co. & east of Lake Barkley. This area is primarily mixed use with AG & residential development. Proposed acquisitions create a variety of appraisal / compensation scenarios; land locking, possible proximity damages, severance, potential change in utility / HBU, etc. see remarks column and plans for additional info., some situations may be significant.

Sewage disposal in immediate area is primarily by on-site private septic systems. Typically such systems are located behind structures & flow away from the roadway, however, there are exceptions. Therefore, potential for septic system components being within the acquisition &/or easement exists, most appear exhibited. The topography in the area of the project varies, thus, pay attention to profiles & cross sections. Based on blended property types and some scarcity of data additional time may be required for proper analysis/estimating of values. NOTE: a significant portion of the area acquired for this project is for construction of a recreational bicycle path that spans this project & will tie into an existing bike/sharred use path in the Land Between the Lakes to the west. Appraisers & acquisition agents should be aware of/able to address this. Note: some parcels on multiple sheets.

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LEGEND

V=VACANT
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COUNTY TRIGG (# 111)
 PROJECT NO. FD04 1100 D625 1050 111 5138213

SYP NO. 01-180.11

TC-75 PG2
 REV 1/99

PROJECT REPORT

Parcels 605-612 on Hwy 68/80 Project

PAGE 2 OF 4

Parcel No.	Type Property	NO. TR.	NO. REM.	V I	P T	SIZE OF TRACK	RIGHT OF WAY TO BE ACQUIRED	TYPE AND SIZE OF EASEMENT(S)	REMARKS	COMPLEXITY RATING	RECOM-MENDED FORMAT	APPRAISER PROPOSED FEE
									NUMBER AND TYPE OF IMPROVEMENTS BEFORE ACQUISITION. PRESENT USE OF PROPERTY. IMPROVEMENTS ACQUIRED. PHYSICAL CHANGES SUCH AS GRADE CHANGE, ACCESS LIMITATION, PROXIMITY OF RIGHT OF WAY, PHYSICAL EFFECTS OF EASEMENTS, ECT.	(BV) (BAV) (MINOR)	TC 62-20 NARRATIVE MAR	
605	Residential	1	2	I	P	1.210 ac	36,047 sqft	2625 sqft TE	2 sty SFR to be acquired along with septic, shed, & related SI's. Portion severed right appears that it may be landlocked but plans do not currently exhibit such.	BAV	APPRAISAL	
606	Residential	1	1	I	P	2.390 ac	8820 sqft	790 sqft TE	Multiple structures appear to be located on this parcel. Attention as to potential proximity damage related to the MH located on the eastern portion of the parcel as well as acquisition of any related site improvements.	BAV	APPRAISAL	
607	Commercial	1	1	I	P	11.572 ac	6982 sqft	532 sqft TE	Acq. & TE along KY 1489 r.o.w. (some C L fence acq.)	MINOR	MAR	
608	Agricultural	2	4	I	P	139.808 ac	26.372 ac	9346 sqft PE 13,385 sqft TE	Relatively large AG & Res tract located on both sides of existing US 68/80. Potential severance damages.	BAV	APPRAISAL	
609	Residential	1	1	I	P	3.320 ac	515 sqft	981 sqft TE	Relatively small Acq. & TE near existing 68/80 r.o.w.	MINOR	MAR	
610	Residential	1	2	I	P	5.509 ac	1.812 ac	487 sqft TE	Parcel appears to be composed of strip of several lots. Severance / possible change of HBU of severed Rt.	BAV	APPRAISAL	
611	Agricultural	1	1	I	P	64.304 ac	6.726 ac	1799 sqft TE	Severed Right appears to be landlocked remainder but summary sheet & plans currently do not exhibit such.	BAV	APPRAISAL	
612	Residential	1	2	I	P	0.724 ac	7443 sqft	874 sqft TE	SFR & related improvements located at an end of exist. Warrenton School Rd. Possible Proximity Damage	BAV	APPRAISAL	

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SYP NO. 01-180.11

TC-75 PG3
 REV 1/99

PROJECT REPORT

Parcels 613-618 on Hwy 68/80 Project

PAGE 3 OF 4

Parcel No.	Type Property	NO. TR.	NO. REM.	V I	P T	SIZE OF TRACK	RIGHT OF WAY TO BE ACQUIRED	TYPE AND SIZE OF EASEMENT(S)	REMARKS	COMPLEXITY RATING	RECOM-MENDED FORMAT	APPRAISER PROPOSED FEE
									NUMBER AND TYPE OF IMPROVEMENTS BEFORE ACQUISITION. PRESENT USE OF PROPERTY. IMPROVEMENTS ACQUIRED. PHYSICAL CHANGES SUCH AS GRADE CHANGE, ACCESS LIMITATION, PROXIMITY OF RIGHT OF WAY, PHYSICAL EFFECTS OF EASEMENTS, ECT.	(BV) (BAV) (MINOR)	TC 62-20 NARRATIVE MAR	
613	Res./Ag.	2	5	I	P	114.775 ac	23.018 ac	14,202 sqft PE 6251 sqft TE	Sizeable acquisition, PE & a TE. Tract(s) severed into multiple remainders, pay attention to remainders E of KY272 connector on both sides of P 625 & @ KY1062.	BAV	APPRAISAL	
615	Agricultural	2	2	V	P	3.068 ac	3740 sqft		Relatively small acquisition @ exst. 68/80 & KY 1489.	MAR	MINOR	
616	Residential	1	1	I	P	2.013 ac	41,902 sqft		SFR property fronting Mack Cunningham Rd. over 45% of total area being acquired, possible proximity, also it appears septic is located offsite & field lines unknown.	BAV	APPRAISAL	
617	Res./Ag.	1	2	I	P	72.050 ac	15.415 ac	6809 sqft TE	Sizeable acquisition from residential / agricultural tract. Farm related buildings & site improvements located in proposed acquisition area. Potential for severance & possible proximity related damages. T.E.s for access.	BAV	APPRAISAL	
618	Res./Ag.	1	1	I	P	4.125 ac	1.188 ac		Acquisition for relocated mainline located behind SFR. Portion of septic system lines appear on plans as being located within acquisition area. If lines can not be located on remainder & sanitary sewage disposal re-established then additional potential damage possible up to acq./relocation. Poss. proximity damage. Appears r.o.w. acq. from parcel's fnt. yard previously.	BAV	APPRAISAL	

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TC-75 PG4
 REV 1/99

PROJECT REPORT

Parcels 619-628 on Hwy 68/80 Project

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Parcel No.	Type Property	NO. TR.	NO. REM.	V I	P T	SIZE OF TRACK	RIGHT OF WAY TO BE ACQUIRED	TYPE AND SIZE OF EASEMENT(S)	REMARKS	COMPLEXITY RATING	RECOM-MENDED FORMAT	APPRAISER PROPOSED FEE
									NUMBER AND TYPE OF IMPROVEMENTS BEFORE ACQUISITION. PRESENT USE OF PROPERTY. IMPROVEMENTS ACQUIRED. PHYSICAL CHANGES SUCH AS GRADE CHANGE, ACCESS LIMITATION, PROXIMITY OF RIGHT OF WAY, PHYSICAL EFFECTS OF EASEMENTS, ECT.	(BV) (BAV) (MINOR)	TC 62-20 NARRATIVE MAR	
619	Res./Ag.	3	3	I	P	71.730 ac	3.782 ac	4760 sqft TE	Single family residence & related buildings & site imprv. within acquisition area. Res. Relocation will be required Portion of farm S.I.s affected & note distance between new access point to remainder & gravel drive to sheds	BAV	APPRAISAL	
621	Residential	1	1	I	P	0.519 ac	1786 sqft		Relatively small tract prior to acq. Possible septic issue.	BAV	APPRAISAL	
623	Agricultural	1	1	V	P	28.338 ac	12487 sqft	20358 sqft TE	Appears to be strip acq. & TE along existing r.o.w.(s)	MINOR	MAR	
624	Residential	1	1	I	P	1.519 ac	8853 sqft	1508 sqft TE	Fee Acq. & T.E., MAR should suffice but note owner is part of family group that owns rather complex Prcl. #13	MINOR	MAR	
625	Cemetery	1	1	I	P	37929 sqft		578 sqft PE	Small Perm. Esmt. off corner of Vinson Cemetery tract assuming no occupied plots within PE MAR appropriate	MINOR	MAR	
626	Agricultural	1	1	I	P	5.320 ac	15186 sqft		Fee acquisition on northern tip of parcel & N of barn.	MINOR	MAR	
627	Agricultural	1	1	V	P	67.070 ac	1.220 ac	2990 sqft TE	Fee & TE near southwestern corner of tract.	MINOR	MAR	
628	Res./Ag.	1	3	I	P	39.380 ac	16.892 ac	10,878 sqft PE 7993 sqft TE	Significant Fee Acquisition along with PE & TE. Note water tanks spotted near Frontage Road No. 1, not if agricultural related, personal prop., or public on R 5.	BAV	APPRAISAL	