

**KENTUCKY TRANSPORTATION
CABINET**
Division of Right of Way and Utilities

PROJECT REPORT

PROJECT NO. 1100 FD04 C089 83604 01R

COUNTY MUHLENBERG **SYP NO.** 02-8506.00

ROAD NAME WIDEN US-62 FROM WAL-MART TO US-431 **DISTRICT** 2

LENGTH OF PROJECT 1.369 MILES NUMBER OF PARCELS: 64

CROSS SECTIONS AVAILABLE AND USES: YES/ENTRANCE GRADES & SLOPES

REPORT COMPILED BY: DM Loy DATE: 07 JUNE 2013

SUMMARY

1. NUMBER OF ENTIRE ACQUISITIONS:	VACANT	<u>2</u>
	IMPROVED	<u>1</u>
2. NUMBER OF PARTIAL ACQUISITIONS:	VACANT	<u>10</u>
	IMPROVED	<u>51</u>
3. NUMBER OF PARTIAL ACQUISITIONS:	WITH 1 REMAINDER	<u>64</u>
	WITH 2 REMAINDERS	<u>0</u>
	WITH 3 OR MORE REMAINDERS	<u>0</u>
	WITH LANDLOCKED REMAINDER	<u>0</u>
4. NUMBER OF PARCELS IN "MAJOR" CATEGORY:		<u>27</u>
5. NUMBER OF PARCELS IN "MINOR" CATEGORY:		<u>(MAR's) 37</u>
6. NUMBER OF PARCELS REQUIRING 2 APPRAISALS		<u>0</u>
PARCEL NUMBERS: _____		

7. OVERALL COMPLEXITY OF PROJECT, SPECIAL PROBLEMS THAT MAY BE ENCOUNTERED, RECOMMENDATIONS:
 Subject project is a major widening of U.S. 62 from Wal-Mart to US 431. Approximate length of project is 1.369 miles. Current access for this highway is by permit and will remain the same after the major widening. This project is located within the limits of Central City, Kentucky. They are a total of 64 parcels involved with mixed uses ranging from residential, commercial, and special purpose. They are 27 parcels within the major category. They are 3 entire acquisitions of which one parcel designated 55 is an improved property with an active business (Check-N-Go) is a total take. They are approximately 37 parcels within the minor category which should be acquired using the MAR (Minimum Acquisition Review) method. This project will have severance damages and some proximity with possible grade change and some uneconomic remnants. It is in my opinion a proximity damage study is necessary for this project. Other damage studies may be deemed necessary.
8. RELOCATIONS-They are approximately one residential relocation (Parcel 56), two businesses (Parcel 25 & 55), and one miscellaneous move.
9. Project completion time-it is estimated that and 18 month time frame should be allowed for acquisition and relocation of businesses and individuals on this project.

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1	SP	1	1	I	P	2.110 AC		297 SF T.E.	T.E. IS NEEDED FOR SLOPES, ONE SMALL DIRECTIONAL SIGN ACQUIRED. NO DAMAGES ARE ANTICIPATED	MINOR	MAR	
2	COM	1	1	I	P	1.348 AC	0.027 AC	52 SF OF P.E. & 4,642 SF OF T.E.	ACQUISITION IS A STRIP TAKE ALONG THE SOUTHWESTERN PORTION OF PROPERTY. A P.E. IS NEEDED FOR MAINTAINING DRAINAGE. MULTIPLE T.E. IS NEEDED FOR ENTRANCE CONSTRUCTION. AN INFORMATIONAL SIGN AND LIGHTED POLE WILL BE ACQUIRED. POSSILBE DAMAGE DUE TO GRADE CHANGE. CURRENT GRADE SHOWS 4-6 %, PROPOSED GRADE WILL BE 16%. ONE SIGN APPEARS TO BE IN EXISTING RIGHT OF WAY AND NEEDS TO BE SPOTTED ON PLANS. LARGE TACO BELL SIGN WILL BE ACQUIRED.	BAV	62-20	
3	COM	1	1	I	P	1.531 AC	.050 AC	1,362 SF OF T.E.	A T.E. IS NEEDED FOR BACK SLOPES. A. THE EXISTING CHAIN LINK FENCE IS ENTIRELY ON THE EXISTING RIGHT OF WAY.	MINOR	MAR	

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4	COM	1	1	V	P	0.790 AC		297 SF OF P.E.	A PERMANENT EASEMENT IS NEEDED FOR MAINTAINING DRAINAGE. NO DAMAGES ANTICIPATED.	MINOR	MAR	
5	SP	1	1	I	P	1.510 AC	0.097 AC	3,102 SF OF T.E.	ACQUISITION IS A STRIP TAKE ALONG THE ENTIRE FRONTAGE OF PROPERTY. A T.E. IS NEEDED FOR ENTRANCE CONSTRUCTION. LARGE CHURCH SIGN IS ON EXISTING RIGHT OF WAY AND WILL NEED TO BE RELOCATED. NO DAMAGES ANTICIPATED.	MINOR	MAR	
6	COM	1	1	V	P	0.480 AC		310 SF OF T.E.	A T.E. IS NEEDED FOR ENTRANCE CONSTRUCTION. NO DAMAGES ANTICIPATED.	MINOR	MAR	
7	RES	1	1	I	P	0.691 AC	0.089 AC		IMPROVED RESIDENTIAL PROPERTY WITH A 1.5 STORY FRAME HOUSE. ACQUISITION IS A STRIP TAKE ALONG THE WESTERN PORTION OF PROPERTY. LATERAL LINES NEED SPOTTED. NO DAMAGES ANTICIPATED.	MINOR	MAR	
8	COM	1	1	I	P	0.742 AC		519 SF OF T.E.	A T.E. IS NEEDED FOR ENTRANCE CONSTRUCTION. NO DAMAGES ANTICIPATED.	MINOR	MAR	

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									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, ETC.	(BV) (BAV) (MINOR)	TC 62-20 NARRATIVE MAR	
9	RES	1	1	I	P	0.870 AC	0.021 AC	384 SF OF T.E.	IMPROVED RESIDENTIAL PROPERTY WITH A 1.5 STORY BRICK HOUSE. ACQUISITION IS A STRIP TAKE ALONG THE NORTHEASTERN PORTION OF PROPERTY. A T.E. IS NEEDED FOR ENTRANCE CONSTRUCTION. BRICK CONLUMNS AND PLANTERS APPEAR TO BE ON THE EXISITING RIGHT OF WAY. NO DAMAGES ANTICIPATED.	MINOR	MAR	
10	RES	1	1	I	P	0.346 AC	0.013 AC	649 SF OF T.E.	IMPROVED RESIDENTIAL PROPERTY WITH A 1 STORY BRICK RANCH HOUSE. ACQUISITION IS STRIP TAKE ALONG THE WESTERN PORTION OF PROPERTY. T.E. IS NEEDED FOR ENTRANCE CONSTRUCTION. POSSIBLE DAMAGES DUE TO GRADE CHANGE. PROPOSED ENTRANCE 16%. THE LATERAL LINES WILL BE AFFECTED.	BAV	62-20	

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11	RES	1	1	I	P	0.606 AC	0.054 AC	1,403 SF OF T.E.	IMPROVED RESIDENTIAL PROPERTY WITH A 1 STORY FRAME & STONE HOUSE WITH DETACHED 2 CAR GARAGE. ACQUISITION IS A STRIP TAKE ALONG THE NORTHWESTERN PORTION OF PROPERTY. A PORTION OF THE LATERAL LINES AND THE SEPTIC TANK ARE ON EXISTING RIGHT OF WAY AND A PORTION OF THE LATERAL LINES WILL BE ACQUIRED. PROPOSED ENTRANCE IS SEVERELY STEEP. POSSIBLE UNECONOMIC REMANT.	BAV	62-20	
12	RES	1	1	I	P	0.432 AC	0.013 AC	1,116 SF OF T.E.	IMPROVED RESIDENTIAL PROPERTY WITH A SPLIT LEVEL BRICK/VINYL HOUSE. ACQUISITION IS A STRIP TAKE ALONG THE FRONT EASTERN PORTION OF PROPERTY. SOME SLI'S ARE ACQUIRED. POSSIBLE DAMAGES DUE TO GRADE CHANGE. CURRENT GRADE 3-5 % PROPOSED 12%.	BAV	62-20	

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13	COM	1	1	I	P	0.447 AC	0.006 AC	1,467 SF OF T.E.	IMPROVED COM. PROPERTY WITH A 1 STORY BRICK BUILDING. ACQUISITION IS A STRIP TAKE ALONG THE FRONT OF PROPERTY. A T.E. IS NEEDED FOR ENTRANCE CONSTRUCTION. POSSIBLE DAMAGE DUE TO GRADE CHANGE. CURRENT ENTRANCE IS LEVEL-2% PROPOSED IS 16%. BOTH STATE FARM SIGN ARE ON EXISTING RIGHT OF WAY.	BAV	62-20	
14	RES	1	1	I	P	1.700 AC	0.167 AC	696 SF OF T.E.	IMPROVED RESIDENTIAL PROPERTY WITH A 1.5 STORY BRICK HOUSE. ACQUISITION IS A STRIP TAKE ALONG THE NORTHEASTERN PORTION OF PROPERTY. POSSIBLE DAMAGES DUE TO GRADE CHANGE. CURRENT IS LEVEL, PROPOSED IS 12%. A T.E. IS NEEDED FOR ENTRANCE CONSTRUCTION.	BAV	62-20	

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15	RES	1	1	I	P	1.981 AC	0.390 AC	764 SF OF T.E.	IMPROVED RESIDENTIAL PROPERTY WITH A 1 STORY BRICK RANCH HOUSE. ACQUISITION IS A STRIP TAKE ALONG THE SOUTHEASTERN AND NORTHEASTERN PORTION OF PROPERTY. POSSIBLE PROXIMITYDAMAGE DUE TO ACQUISITION AND POSSIBLE DAMAGES DUE TO GRADE CHANGE. A T.E. IS NEEDED FOR ENTRANCE CONSTRUCTION AND BACK SLOPES.	BAV	62-20	
16	RES	1	1	I	P	0.654 AC		873 SF OF T.E.	A TEMPORARY EASEMENT IS NEEDED FOR ENTRANCE CONSTRUCTION. NO DAMAGES ANTICIPATED.	MINOR	MAR	
17	RES	1	1	I	P	0.473 AC	0.078 AC		IMPROVED RESIDENTIAL PROPERTY WITH A 1 STORY BEDFORD STONE HOUSE. ACQUISITION IS A STRIP TAKE ALONG THE EASTERN PORTION OF PROPERTY. NO DAMAGES ANTICIPATED.	MINOR	MAR	

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18	RES	1	1	I	P	0.583 AC	0.083 AC	1,173 SF OF T.E.	IMPROVED RESIDENTIAL PROPERTY WITH A 1 STORY BRICK HOUSE. ACQUISITION IS A STRIP TAKE ALONG THE EASTERN AND SOUTHERN PORTION OF PROPERTY. POSSIBLE PROXIMITY AND GRADE CHANGE DAMAGES. PROPOSED ENTRANCE IS 16%. MULTIPLE T.E IS NEEDED FOR ENTRANCE CONSTRUCTION. SOME SLI'S ACQUIRED.	BAV	62-20	
19	RES	1	1	I	P	0.911 AC	0.111 AC	875 SF OF T.E.	IMPROVED RESIDENTIAL PROPERTY WITH A 1 STORY BRICK HOUSE. ACQUISITION IS A STRIP TAKE ALONG THE EASTERN PORTION OF PROPERTY. POSSIBLE PROXIMITY DAMAGES DUE TO ACQUISITION AND POSSIBLE DAMAGES DUE TO GRADE CHANGE. PROPOSED GRADE IS 12%. A T.E. IS NEEDED FOR ENTRANCE CONSTRUCTION. SOME SLI'S ACQUIRED.	BAV	62-20	

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20	COM	1	1	V	P	4.400 AC	0.401 AC	4,855 SF OF T.E.	VACANT COM PROPERTY ACQUISITION IS A STRIP TAKE ALONG THE SOUTHEASTERN PORTION OF PROPERTY. A T.E. IS NEEDED FOR ENTRANCE CONSTRUCTION. NO DAMAGES ANTICIPATED.	MINOR	MAR	
21	RES	1	1	I	P	2.712 AC	0.579 AC		IMPROVED RESIDENTIAL PROPERTY WITH A BRICK HOUSE. ACQUISITION IS A STRIP TAKE ALONG THE SOUTHEASTERN PORTION OF PROPERTY. POSSIBLE DAMAGES DUE TO GRADE CHANGE. PROPOSED IS 14%.	BAV	62-20	
22	COM	1	1	I	P	0.903 AC		203 SF OF T.E.	IMPROVED COM PROPERTY (LONG JOHN SILVER'S). A T.E. IS NEEDED FOR DRAINAGE INSTALLATION. MAIN BUSINESS SIGN IS ON EXISTING RIGHT OF WAY. ALL OF FRONT PARKING IS ON EXISTING RIGHT OF WAY ALONG WITH A PORTION OF THE DRIVE THRU LANE. NO DAMAGES ARE ANTICIPATED.	MINOR	MAR	

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23	RES	1	1	I	P	0.390 AC		859 SF OF T.E.	A T.E. IS NEEDED FOR ENTRANCE CONSTRUCTION. NO DAMAGES ANTICIPATED.	MINOR	MAR	
24	COM	1	1	V	P	0.134 AC	0.025 AC		VACANT COM PROPERTY ACQUISITION IS A STRIP TAKE ALONG THE SOUTHEASTERN PORTION OF PROPERTY. NO DAMAGES ANTICIPATED.	MINOR	MAR	
25	COM/ RES	1	1	I	P	0.324 AC	0.151 AC	451 SF OF T.E.	IMPROVED COM PROPERTY WITH A 1 STORY FRAME HOUSE, 1 STORY BUISNESS AND FRAME SHED. ACQUISITION IS A STRIP TAKE DIAGONALLY ACROSS THE ENTIRE TRACK ACQUIRING THE COM. BUILDING. POSSIBLE PROXIMITY AND GRADE DAMAGE. EXISTING BUSINESS SIGN ON EXISTING RIGHT OF WAY. POSSIBLE UNECONOMIC REMNANT. A T.E. IS NEEDED FOR ENTRANCE CONSTRUCTION.	BAV	62-20	
26	RES	1	1	I	P	0.426 AC		1,830 SF OF T.E.	A T.E. IS NEEDED FOR ENTRANCE CONSTRUCTION. NO DAMAGES ANTICIPATED.	MINOR	MAR	

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27	COM	1	1	I	P	0.323 AC	0.075 AC	1,554 SF OF T.E.	IMPROVED COM PROPERTY WITH A 1 STORY FRAME BUILDING. ACQUISITION IS A STRIP TAKE ALONG THE SOUTHERN PORTION OF PROPERTY. A T.E. IS NEEDED FOR ENTRANCE CONSTRUCTION. POSSILBE DAMAGE DUE TO GRADE CHANGE. CURRENT GRADE IS LEVEL, PROPOSED IS 16%. EXISTING BUSINESS SIGN IS ON EXISTING RIGHT OF WAY.	BAV	62-20	
28	RES	1	1	I	P	0.908 AC	0.134 AC		IMPROVED RESIDENTIAL PROPERTY WITH A 1 STORY BRICK HOUSE. ACQUISITION IS A STRIP TAKE ALONG THE SOUTHERN PORTION OF PROPERTY. POSSIBLE T.E. IS NEEDED FOR ENTRANCE CONSTRUCTION. NO DAMAGES ARE ANTICIPATED.	MINOR	MAR	
29	COM	1	1	I	P	0.283 AC			NOT SHOWN AS NEEDED ON PLANS BUT A T.E. MAYBE NEEDED FOR ENTRANCE CONSTRUCTION OFF SHADY LANE. EXISTING SIGN (KP'S SMOKEHOUSE) ON EXISTING RIGHT OF WAY.	MINOR	MAR	

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30	RES	1	1	I	P	0.492 AC	0.080 AC		IMPROVED RESIDENTIAL PROPERTY WITH A 1 STORY FRAME HOUSE. ACQUISITION IS A STRIP TAKE ALONG THE SOUTHERN PORTION OF PROPERTY. SOME SLI'S ARE ACQUIRED AND POSSILBE PROXIMITY DAMAGE DUE TO ACQUISITION. A T.E. MAY BE NEEDED FOR ENTRANCE CONSTRUCTION.	BAV	62-20	
31	RES	1	1	I	P	0.367 AC	0.008 AC		IMPROVED RESIDENTIAL PROPERTY WITH A 1 STORY BRICK HOUSE. ACQUISITION IS A STRIP TAKE ALONG THE WESTERN PORTION OF PROPERTY. NO DAMAGES ANTICIPATED.	MINOR	MAR	
32	RES/COM	1	1	I	P	0.419 AC	0.075 AC		IMPROVED RES/COM PROPERTY WITH A 1 STORY BRICK HOUSE. ACQUISITION IS A STRIP TAKE ALONG THE SOUTHERN PORTION OF PROPERTY. ACQUIRING SOME SLI'S AND POSSIBLE PROXIMITY DAMAGE DUE TO ACQUISITION. SIGN NEEDS SPOTTED.	BAV	62-20	

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33	COM	1	1	I	P	0.512 AC	0.053 AC	890 SF OF T.E.	IMPROVED COM PROPERTY WITH A 1 STORY FRAME BUILDING. ACQUISITION IS A STRIP TAKE ALONG THE SOUTHERN PORTION OF PROPERTY. POSSIBLE PARKING LOSS DUE TO ACQUISITION. A T.E. IS NEEDED FOR ENTRANCE CONSTRUCTION. POSSIBLE DAMAGES DUE TO GRADE CHANGE ON POPLAR STREET. REMOVING ONE ENTRANCE AND EXISTING SIGNAGE IS ON EXISTING RIGHT OF WAY.	BAV	62-20	
35	RES	1	1	I	P	0.800 AC	0.033 AC	639 SF P.E. & 2,315 SF OF T.E.	IMPROVED RESIDENTIAL PROPERTY WITH A 1 STORY BLOCK HOUSE. ACQUISITION IS A STRIP TAKE ALONG THE NORTHERN PORTION OF PROPERTY. ALSO ALONG THE EASTERN PORTION OF PROPERTY THE CARPORT IS ON EXISTING RIGHT OF WAY. EXISTING RIGHT OF WAY IS VERY CLOSE IN PROXIMITY TO THE HOUSE. A P.E. IS NEEDED FOR MAINTAINING DRAINAGE AND MULTIPLE T.E.IS NEEDED FOR BACK SLOPES.	MINOR	MAR	

KENTUCKY TRANSPORTATION CABINET

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36	COM	1	1	I	P	0.470 AC	0.022 AC	686 SF OF T.E.	IMPROVED COM PROPERTY WITH A 1 STORY BUILDING WITH MULTIPLE BUSINESSES. ACQUISITION IS A STRIP TAKE ALONG THE SOUTHERN PORTION OF PROPERTY. POSSIBLE T.E. IS NEEDED FOR ENTRANCE CONSTRUCTION ON MAINLINE. MULTIPLE T.E. IS NEEDED FOR ENTRANCE CONSTRUCTION. EXISTING SIGNAGE IS ON EXISTING RIGHT OF WAY.	MINOR	MAR	
37	COM	1	1	V	P	0.097 AC	0.131 AC	990 SF OF T.E.	VACANT COM PROPERTY ACQUISITION IS A STRIP TAKE ALONG THE SOUTHERN AND EASTERN PORTION OF PROPERTY. MULTIPLE T.E. IS NEEDED FOR ENTRANCE CONSTRUCTION. NO DAMAGES ANTICIPATED. EXISTING SIGN IS ON EXISTING RIGHT OF WAY.	MINOR	MAR	

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38	COM	1	1	I	P	0.735 AC	0.032 AC		IMPROVED COM PROPERTY WITH A 1 STORY BUILDING (DOMINO'S PIZZA). ACQUISITION IS A STRIP TAKE ALONG THE SOUTHWESTERN PORTION OF PROPERTY. POSSIBLE T.E. IS NEEDED FOR ENTRANCE CONSTRUCTION NOT SHOWN ON PLANS. EXISTING BUSINESS SIGN IS ON EXISTING RIGHT OF WAY. NO DAMAGES ANTICIPATED.	MINOR	MAR	
39	COM	1	1	I	P	2.337 AC		629 SF OF T.E.	A T.E. IS NEEDED FOR ENTRANCE CONSTRUCTION. POSSIBLE DAMAGES DUE TO GRADE CHANGE. EXISTING SIGN IS ON EXISTING RIGHT OF WAY.	BAV	62-20	
40	RES	1	1	I	P	1.010 AC	0.017 AC	1,482 SF OF T.E.	IMPROVED RESIDENTIAL PROPERTY WITH 2 ONE STORY BRICK HOUSES. ACQUISITION IS A STRIP TAKE ALONG NORTHWESTERN PORTION OF PROPERTY. MULTIPLE T.E.'S ARE NEEDED FOR ENTRANCE CONSTRUCTION. SOME SLI'S WILL BE ACQUIRED. NO DAMAGES ANTICIPATED.	MINOR	MAR	

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									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, ETC.	(BV) (BAV) (MINOR)	TC 62-20 NARRATIVE MAR	
41	SP	1	1	I	P	7.226 AC	0.030 AC	2,306 SF OF T.E.	IMPROVED SPECIAL PURPOSE PROPERTY WITH A BRICK/BLOCK BUILDING (MILITARY AFFAIRS). ACQUISITION IS A STRIP TAKE ALONG THE SOUTEASTERN PORTION OF PROPERTY. A T.E. IS NEEDED FOR ENTRANCE CONSRUCTION. POSSIBLE DAMAGES DUE TO GRADE CHANGE. CURRENT GRADE IS 4-6% PROPOSED IS 12%. EXISTING SIGNS ARE ON EXISTING RIGHT OF WAY.	BAV	62-20	
42	SP	1	1	I	P	23.96 AC	0.265 AC		IMPROVED SPECIAL PURPOSE PROPERTY WITH MULTIPLE BUIDLINGS. ACQUISITION IS A STRIP TAKE ALONG THE NORTHWESTERN PORTION OF PROPERTY. EXISTING COLLEGE PARK SIGN ON EXISTING RIGHT OF WAY. NO DAMAGES ANTICIPATED. AS GOVERNMENT ENTITY THE RIGHT OF WAY SHOULD BE DONTATED AND HANDLED BY STAFF.	MNOR	MAR	

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									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, ETC.	(BV) (BAV) (MINOR)	TC 62-20 NARRATIVE MAR	
43	SP	1	1	I	P	4.201 AC	0.080 AC	1,223 SF OF T.E.	IMPROVED SPECIAL PURPOSE PROPERTY WITH A CHURCH (BRICK) BUILDING. ACQUISITION IS A STRIP TAKE ALONG THE SOUTHEASTERN PORTION OF PROPERTY. A T.E. IS NEEDED FOR ENTANCE CONSTRUCTION. EXISTING SIGNAGE AND LIGHTED BRICK COLUMNS ARE ON THE EXISTING RIGHT OF WAY. POSSIBLE DAMAGE DUE TO GRADE CHANGE. CURRENT ENTRANCE IS 8-10%, PROPOSED 14%.	BAV	62-20	
44	COM DEV	1	1	V	P	7.10 AC	0.568 AC		VACANT COM. DEVELOPMENT PROPERTY. ACQUISITION IS A STRIP TAKE ALONG THE NORTHWESTERN PORTION OF PROPERTY. POSSIBLE DAMAGE DUE TO REPLATTING & ENTRANCE.	BAV	62-20	

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									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, ETC.	(BV) (BAV) (MINOR)	TC 62-20 NARRATIVE MAR	
45	COM	1	1	I	P	2.895 AC	0.345 AC		IMPROVED COM PROPERTY WITH A BLOCK BUILDING. PROPANE STORAGE & REFILLING STATION. ACQUISITION IS A STRIP TAKE ALONG THE S. WESTERN & EASTERN PORTION OF PROPERTY. POSSILBE DAMAGE MAY OCCUR DUE TO ACQUISITION AND REPLATTING OF REMAINDER MAY BE NECESSARY.	BAV	62-20	
46	SP	1	1	V	P	6.250 AC	0.134 AC		VAC. SPECIAL PURPOSE PROPERTY ACQUISITION IS A STRIP TAKE ALONG THE NORTHWESTERN PORTION OF PROPERTY. AS GOVERNMENT ENTITY THE RIGHT OF WAY SHOULD BE DONATED AND HANDLED BY STAFF.	MINOR	MAR	
47	COM	1	1	I	P	1.136 AC	0.514 AC	15,733 SF OF T.E.	IMPROVED COM PROPERTY WITH LARGE COM FR. BUILDING. ACQUISITION IS A STRIP TAKE ALONG THE SOUTHWESTERN & SOUTHERN PORTION OF PROPERTY. THE PRINCIPAL BUILDING WILL BE ACQUIRED. A T.E. IS NEEDED FOR BUILDING REMOVAL. REMAINDER MAY BE UNECONOMIC REMNANT & GRADE CHANGE DAMAGE. A T.E. IS NEEDED FOR ENTRANCE CONST.PROPERTY APPEARS VACANT.	BAV	62-20	

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Parcel No.	Type Property	NO. TR.	NO. REM.	V	P	SIZE OF TRACK	RIGHT OF WAY TO BE ACQUIRED	TYPE AND SIZE OF EASEMENT (S)	REMARKS 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, ETC.	COMPLEXITY RATING (BV) (BAV) (MINOR)	RECOM-MENDED FORMAT TC 62-20 NARRATIVE MAR	APPRAISER PROPOSED FEE
48	COM	1	1	V	P	3.820 AC	0.278 AC	725 SF OF T.E.	VACANT COM PROPERTY ACQUISITION IS A STRIP TAKE ALONG THE SOUTHWESTERN PORTION OF PROPERTY. NO DAMAGES ANTICIPATED.	MINOR	MAR	
49	SP	1	1	V	P	UK		6,010 SF OF P.E.	A P.E. IS NEEDED FROM CSX RAILROAD. NO DAMAGES ANTICIPATED.	MINOR	MAR	
50	COM	1	0	V	T	0.277 AC	0.277 AC		VACANT COM PROPERTY IS A TOTAL TAKE.	MINOR	MAR	
51	RES	1	1	I	P	0.784 AC	0.235 AC		IMPROVED RESIDENTIAL PROPERTY WITH A FRAME HOUSE. ACQUISITION IS A STRIP TAKE ALONG THE SOUTHWESTERN PORTION OF PROPERTY. NO DAMAGES ANTICIPATED.	MINOR	MAR	
52	RES	1	1	V	P	0.081 AC	0.023 AC		VACANT STRIP OF LAND OWNER UNKNOWN. ACQUISITION STRIP TAKE ALONG THE SOUTHWESTERN PORTION OF PROPERTY. NO DAMAGES ANTICIPATED.	MINOR	MAR	

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53	COM	1	0	V	T	0.269 AC	0.269 AC		VACANT COM PROPERTY ACQUISITION IS A TOTAL TAKE.	MINOR	MAR	
54	RES	1	1	I	P	0.220 AC		195 SF OF T.E.	A T.E. IS NEEDED FOR SLOPE CONSTRUCTION. NO DAMAGES	MINOR	MAR	
55	COM	1	0	I	T	0.099 AC	0.099 AC		IMPROVED COM PROPERTY (CHECK N GO) ACQUISITION IS A TOTAL TAKE.	BV	62-20	
56	RES	1	1	I	P	0.140 AC	0.045 AC	3,469 SF OF T.E.	IMPROVED RESIDENTIAL PROPERTY WITH A 1 STORY VINYL SIDED HOUSE. ACQUISITION IS A STRIP TAKE ALONG THE EASTERN PORTION OF PROPERTY ACQUIRING THE HOUSE. REMAINDER IS A POSSILBE UNECONOMIC REMNANT. A T.E. IS NEEDED FOR BUILDING REMOVAL.	BAV	62-20	
57	COM	1	1	I	P	1.360 AC	0.029 AC	2,751 SF OF T.E.	IMPROVED COM PROPERTY WITH MULTIPLE BUILDINGS. ACQUISITION IS A STRIP TAKE ALONG THE SOUTHWESTERN PORTION OF PROPERTY. A T.E. IS NEEDED FOR ENTRANCE CONSTRUCTION. NO DAMAGES ANTICIPATED. BOTH EXISTING SIGNS ARE ON EXISTING R/W	MINOR	MAR	

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58	COM	1	1	I	P	1.052 AC	0.024 AC	4,386 SF OF T.E.	IMPROVED COM PROPERTY WITH A LARGE 1 STORY METAL FRAME BUILDING. ACQUISITION IS A STRIP TAKE ALONG THE SOUTHWESTERN AND NORTHERN PORTION OF PROPERTY. MULTIPLE T.E. IS NEEDED FOR ENTRANCE CONSTRUCTION & ACCESS. POSSIBLE RE-CONFIGURATION OF PARKING AREA MAY BE NEEDED.	BAV	62-20	
59	RES	1	1	I	P	0.386 AC		531 SF OF T.E.	A T.E. IS NEEDED FOR SLOPE CONSTRUCTION. NO DAMAGES ARE ANTICIPATED.	MINOR	MAR	
62	COM	1	1	I	P	0.137 AC		728 SF OF T.E.	A T.E. IS NEEDED FOR SLOPE AND ENTRANCE CONSTRUCTION. NO DAMAGES ANTICIPATED.	MINOR	MAR	
63	COM	1	1	I	P	0.201 AC	0.012 AC		IMPROVED COM WITH A 1 STORY BRICK BUILDING. ACQUISITION IS A STRIP TAKE ALONG THE NORTHEASTERN PORTION OF PROPERTY. POSSIBLE SIGN POST ACQUIRED AND NEEDS TO BE SPOTTED ON PLANS. NO DAMAGES ANTICIPATED.	MINOR	MAR	

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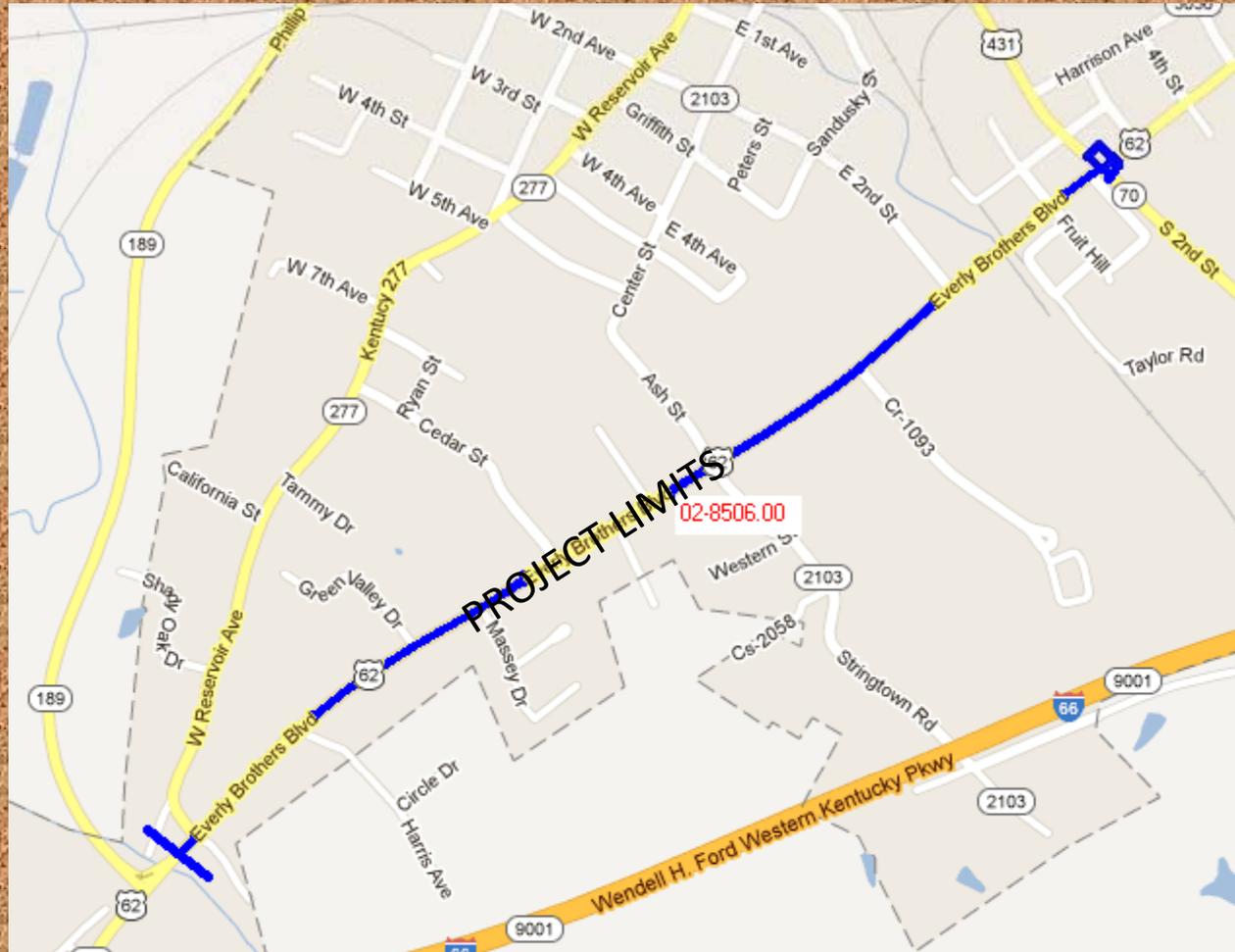
Parcel No.	Type Property	NO. TR.	NO. REM.	V	P	SIZE OF TRACK	RIGHT OF WAY TO BE ACQUIRED	TYPE AND SIZE OF EASEMENT (S)	REMARKS NUMBER AND TYPE OF IMPROVEMENTS BEFORE ACQUISITION. PRESENT USE OF PROPERTY. IMPROVEMENTS ACQUIRED. PHYSICAL CHANGES SUCH AS GRADE CHANGE, ACCESS LIMITATION, PROXIMITY OF RIGHT OF WAY, PHYSICAL EFFECTS OF EASEMENTS, ETC.	COMPLEXITY RATING (BV) (BAV) (MINOR)	RECOMMENDED FORMAT TC 62-20 NARRATIVE MAR	APPRAISER PROPOSED FEE
64	RES	1	1	I	P	0.475 AC		998 SF OF T.E.	A T.E. IS NEEDED FOR ENTRANCE CONSTRUCTION. POSSIBLE DAMAGES DUE TO GRADE CHANGE. CURRENT ENTRANCE LEVEL, PROPOSED 16%.	BAV	62-20	
65	RES	1	1	I	P	0.182 AC		168 SF OF T.E.	A T.E. IS NEEDED FOR ENTRANCE CONSTRUCTION. POSSIBLE DAMAGE DUE TO GRADE CHANGE.	BAV	62-20	
66	RES	1	1	I	P	0.485 AC	0.008 AC		IMPROVED RES PROPERTY WITH A 1 STORY WOOD SIDED HOUSE. ACQUISITION IS A STRIP TAKE ALONG THE EASTERN PORTION OF PROPERTY. NO DAMAGES ANTICIPATED.	MINOR	MAR	
67	RES	1	1	I	P				IMPROVED RES PROPERTY WITH A 1 A STORY FRAME HOUSE ON STRINGTOWN ROAD. POSSIBLE DAMAGE DUE TO GRADE CHANGE. SEVERE GRADE DAMAGE.	BAV	62-20	

MUHLENBERG COUNTY, ITEM 02-8506.00
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WIDENING US61 FROM WAL-MART TO US 431



CENTRAL CITY
MUSIC HERITAGE

WIDEN US-62 FROM WAL-MART TO US-431



CENTRAL CITY, MUHLENBERG COUNTY, KENTUCKY

02-8506.00 Parcel 1



02-8506.00 Parcel 2



02-8506.00 Parcel 11



Possible Uneconomic Remnant- Possible Relocation

02-8506.00 Parcel 22



02-8506.00 Parcel 25



Possible Illegal Encroachment

02-8506.00 Parcel 25



02-8506.00 Parcel 27



Possible Illegal Encroachment

02-8506.00 Parcel 29



Possible Illegal Encroachment

02-8506.00 Parcel 33



Possible Illegal Encroachment

02-8506.00 Parcel 35



02-8506.00 Parcel 36



02-8506.00 Parcel 37



02-8506.00 Parcel 38



02-8506.00 Parcel 39



02-8506.00 Parcel 70



Possible Illegal Encroachment

02-8506.00 Parcel 71



02-8506.00 Parcel 41



02-8506.00 Parcel 41



Possible Illegal Encroachment

02-8506.00 Parcel 42



02-8506.00 Parcel 43



Possible Illegal Encroachment

02-8506.00 Parcel 47



02-8506.00 Parcel 55



BUILDING ACQUIRED

02-8506.00 Parcel 55



Sign Only

Possible Illegal Encroachment

02-8506.00 Parcel 56



BUILDING ACQUIRED

02-8506.00 Parcel 57



02-8506.00 Parcel 57



02-8506.00 Parcel 63

