

ORDINANCE NO. BG2016 - 8

ORDINANCE ANNEXING PROPERTY BY CONSENT

ALISON LUNDERGAN GRIMES  
SECRETARY OF STATE  
COMMONWEALTH OF KENTUCKY  
BY Gandee Robinson

ORDINANCE ANNEXING 80.37 ACRES OF  
PROPERTY LOCATED ON LOVERS LANE,  
WITH PROPERTY PRESENTLY OWNED BY  
LIVING HOPE BAPTIST CHURCH  
(MISSIONARY), INC., AND SAID TERRITORY  
BEING CONTIGUOUS TO EXISTING CITY  
LIMITS, AND FURTHER APPROVING THE  
ECONOMIC DEVELOPMENT ANNEXATION  
INCENTIVE AGREEMENT

WHEREAS, pursuant to KRS 81A.412, the City of Bowling Green may annex any area which meets the requirements for annexation if the owner of record of the land to be annexed gives prior consent in writing; and,

WHEREAS, Living Hope Baptist Church (Missionary), Inc., property owner, has requested and consented to the annexation of 80.37 acres of property located on Lovers Lane; and,

WHEREAS, the City of Bowling Green hereby declares it desirable to annex this property as described in the attachments to this Ordinance; and,

WHEREAS, the proposed property to be annexed is adjacent or contiguous to the City, and the property is urban in character and suitable for development for urban purposes without unreasonable delay; and,

WHEREAS, in Municipal Order No. 2012-183, the Board of Commissioners approved the City of Bowling Green Economic Development Annexation Incentive Policy in order to encourage voluntary annexation of vacant or partially developed property adjacent to the City limits, particularly in areas likely to result in job creation; and,

WHEREAS, the Annexation Incentive Policy targeted five (5) specific areas adjacent to the current City limits and the property being proposed for annexation in this Ordinance is one of the targeted areas; and,

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WHEREAS, the Annexation Incentive Policy authorizes the Board of Commissioners to add other target areas to the incentive policy at its discretion; and,

WHEREAS, pursuant to the Annexation Incentive Policy, the property owner consenting to annexation may receive a rebate of City property taxes paid on the annexed property for a period not to exceed five (5) years to aid in covering development costs with the rebate period to begin no later than ten (10) years from the date of the annexation; and,

WHEREAS, Living Hope Baptist Church (Missionary), Inc., has requested the rebate of the City property taxes which requires the execution of an agreement between Living Hope Baptist Church (Missionary), Inc. and the City; and,

WHEREAS, on June 7, 2005 the Board of Commissioners approved the annexation of the adjoining property owned by Living Hope Baptist Church (Missionary), Inc. containing 0.32 acre approved by Ordinance No. BG2005-18, and with the 80.37 being recommended for annexation and the additional 0.32 acre already annexed, that would include a total of 80.69 acres owned by Living Hope Baptist Church (Missionary), Inc. that is in the City limits and eligible for economic development annexation incentive; and,

WHEREAS, it is in the best interest of the City to approve this consensual annexation of property located on Lovers Lane pursuant to the Annexation Incentive Policy and the agreement setting out the annexation incentives.

NOW, THEREFORE, BE IT ORDAINED by the City of Bowling Green, Kentucky pursuant to KRS 81A.412 as follows:

1. The property located on Lovers Lane, identified on the attached map and further described in the attachments to this Ordinance containing a total of 80.37 acres, presently owned by Living Hope Baptist Church (Missionary), Inc., all of which is contiguous to existing City limits, shall be and is hereby annexed into the City of Bowling Green, Kentucky by consent of the owner, and the boundaries

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of the City are hereby extended so as to include and incorporate all of this real estate into the City of Bowling Green.

2. A copy of this Ordinance shall be forwarded to the Public Works Department, Planning and Design Division and it is hereby authorized and directed to make the necessary changes to the territorial limits of the City in Chapter One of the City of Bowling Green Code of Ordinances to reflect this annexation.

3. The Annexation Incentive Agreement between Living Hope Baptist Church (Missionary), Inc. and the City for the total acreage of 80.69, a copy of which is attached to and made a part of this Ordinance, is hereby approved.

4. The Mayor and all other appropriate City officers and officials are authorized and directed to execute this Agreement and any and all other documents necessary to carry out this transaction and to complete this annexation, and the City Manager is to act for and in the name of the City throughout the administration and performance thereof.

5. The provisions of this Ordinance are hereby declared to be severable, and if any section, phrase or provision shall for any reason be declared invalid, such declaration of invalidity shall not affect the validity of the remainder of this Ordinance.

6. All prior Municipal Orders or Ordinances or parts of any Municipal Order or Ordinance in conflict herewith are hereby repealed.

7. This Ordinance is adopted pursuant to KRS 83A.060 in that it was introduced on March 1, 2016, and given final reading on March 15, 2016, and said Ordinance shall be in full force and effect upon signature, recordation and publication in summary pursuant to KRS Chapter 424.

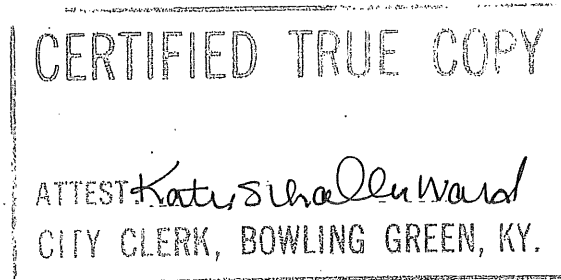
(Ordinance No. BG2016 – 8)

ADOPTED: March 15, 2016

APPROVED: Bruce Wilkinson  
Mayor, Board of Commissioners

ATTEST: Kate Silha Olsen Ward  
City Clerk

SPONSORED BY: Kevin D. DeFebbo, City Manager, 02/23/2016, 11:00 a.m.

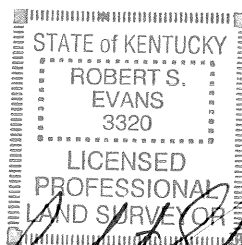


## ANNEXATION LOVERS LANE LIVING HOPE BAPTIST CHURCH 2016

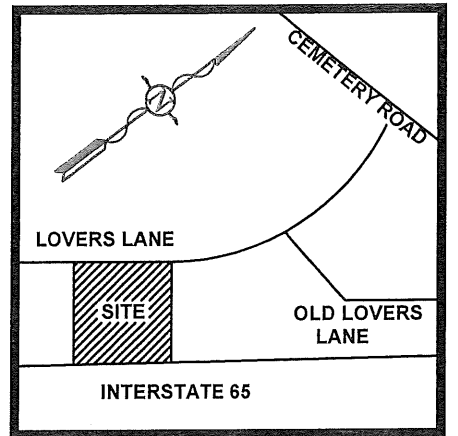
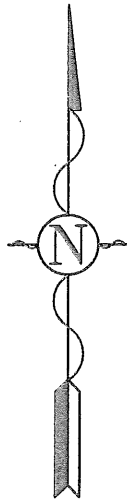
A certain parcel of land located on Lovers Lane approximately 0.15 miles +/- to the intersection of Lovers Lane and Old Lovers Lane and be adjacent to the city limits of Bowling Green, Kentucky and more particularly described as follows:

The following description was prepared by Robert S. Evans PLS # 3320 BG Public Works – Field Engineering. Source of record Deed Book 966 Page 278, Deed Book 879 Page 591, and Plat Book 39 Page 471 as recorded in the Warren County Court Clerk's Office, and from tax maps and records in the Warren County PVA office. This description also contains information from a survey by Arnold Consulting Engineering Services, Inc., Jeff Arnold PLS #2934 dated 01/25/2016. This is not a boundary survey and is for annex purposes only.

Beginning at a point in the existing city limits, said point being in the west right-of-way of Interstate 65 and being the southeast corner of Lot# 4 Mount Victor Olde Town PB. 38 PG. 40 thence with Interstate 65 S 31°04'32" W, 450.40' to the true point of beginning, said point being a corner to Lot# 1, PB. 39 PG. 471; thence S 31°04'32" W, 834.54' to a point; thence S 31°18'26" W, 412.72' to a point; thence S 27°00'43" W, 430.97' to a point; thence S 31°39'15" W, 5.96' to a point common to Living Hope Church Property (DB 966 PG 278) and Lot# 74 PB. 40 PG. 49; thence leaving the right-of-way of Interstate 65 and with the existing city limits N 48°19'35" W, 1937.38' to a point common to Bobby & Vivian Coulter (DB 553 PG 249); thence with said line of Coulter N 30°42'11" E, 132.44' to a point; thence N 50°21'33" W, 415.15' to a point in the east right-of-way of KY 880(Lovers Lane); thence with said right-of-way N 43°23'34" E, 149.12' to a point common to Bobby & Vivian Coulter (DB 457 PG 238); thence leaving said right-of-way S 47°51'38" E, 303.81' to a point; thence N 39°49'00" E, 86.31' to a point common to Coulter and Greer Rentals LLC. (DB 1101 PG 339); thence S 46°35'47" E, 9.19' to a point; thence N 40°16'24" E, 147.70' to a point; thence N 49°23'57" W, 298.95' to a point in the east right-of-way of KY 880(Lovers Lane); thence with said right-of-way N 50°46'40" E, 80.03' to a point; thence N 43°22'02" E, 104.93' to a point; thence with a curve to the left having a radius of 5951.00', a delta angle of 0°51'02", and an arc length of 88.33' to a point, said point common to Living Hope Baptist Church (DB 911 PG 365); thence leaving said right-of-way S 48°06'41" E, 178.18' to a point; thence N 41°23'19" E, 77.55' to a point; thence N 48°01'54" W, 177.08' to a point in the east right-of-way of KY 880(Lovers Lane); thence with a curve to the right having a radius of 13.00', a delta angle of 89°41'08", and an arc length of 20.35' to a point; thence N 41°15'20" E, 86.99' to a point; thence N 48°34'31" W, 10.98' to a point; thence with a curve to the right having a radius of 13.00', a delta angle of 89°33'54", and an arc length of 20.32' to a point; thence with a curve to the left having a radius of 5940.00', a delta angle of 01°40'32", and an arc length of 173.70' to a point; thence N 39°02'40" E, 296.08' to a point common to Lot# 1 (PB 38 PG 39); thence leaving the right-of-way and with the existing city limits S 67°13'55" E, 1269.49' to a point common with Lot# 2 (PB 39 PG 471); thence S 67°12'34" E, 328.35' to a point in the west right-of-way of the proposed Suwannee Trail Street (50'R/W); thence with said right-of-way S 25°25'26" W, 352.76' to a point; thence S 25°24'51" W, 73.76' to a point; thence S 64°32'19" E, 49.99' to a point in the east line of said right-of-way; thence leaving said right-of-way S 64°34'11" E, 375.53' to the point of beginning. Containing 80.37 acres.



CURVE	DELTA ANGLE	RADIUS	LENGTH	CHORD BEARING	CHORD LENGTH
C-1	0°51'02"	5951.00'	88.33'	N 42°59'56" E	88.33'
C-2	89°41'08"	13.00'	20.35'	N 86°39'15" E	18.33'
C-3	89°33'54"	13.00'	20.32'	N 04°03'17" W	18.31'
C-4	01°40'32"	5940.00'	173.70'	N 39°54'24" E	173.70'

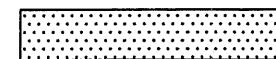


VICINITY MAP  
N.T.S

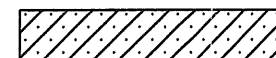
## NOTES

TOTAL AREA ANNEXED = 80.37 ACRES

RIGHT-OF-WAY ANNEXED = 0.00 ACRES



PROPOSED ANNEXATION



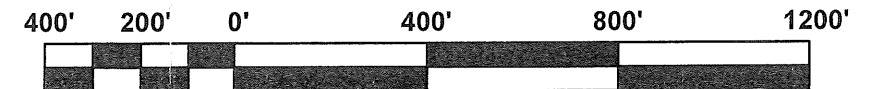
EXISTING CITY LIMITS

## SURVEYOR

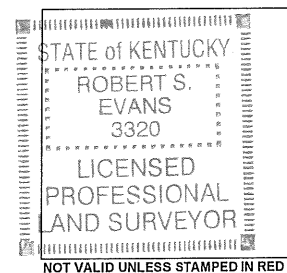
ROBERT S. EVANS PLS # 3320  
1011 COLLEGE STREET  
BOWLING GREEN, KENTUCKY  
42101  
PHONE # (270) 393-3229  
e-mail - rob.evans@bgky.org

## CLIENT

CITY OF BOWLING GREEN  
1001 COLLEGE STREET  
BOWLING GREEN, KENTUCKY  
42101  
PHONE # (270) 393-3000



SCALE 1" = 400'



THIS DRAWING WAS PREPARED USING DEEDS AND PLATS  
OF RECORD IN THE WARREN COUNTY COURT CLERKS OFFICE  
AND FROM TAX MAPS AND RECORDS IN THE WARREN COUNTY  
PROPERTY VALUATION ADMINISTRATORS OFFICE.  
THIS IS NOT OR INTENDED TO BE A BOUNDARY SURVEY AND  
SHOULD NOT BE USED AS SUCH.

*Robert S. Evans* 2/23/16  
ROBERT S. EVANS PLS# 3320 DATE



CITY OF BOWLING GREEN

PUBLIC WORKS DEPARTMENT

ANNEXATION  
LIVING HOPE PROPERTY

SHEET 1 OF 1

JOB NO. 16020 SCALE 1" = 400' DATE 02/22/2016