

RECEIVED AND FILED
DATE August 28, 2017

ORDINANCE NO. BG2017 - 40

ORDINANCE ANNEXING PROPERTY BY CONSENT
ALISON LUNDERGAN GRIMES
SECRETARY OF STATE
COMMONWEALTH OF KENTUCKY
BY Handie Adkins

ORDINANCE ANNEXING 3.12 ACRES OF
PROPERTY LOCATED AT 7288 LOUISVILLE
ROAD PRESENTLY OWNED BY NEWCOMB OIL
CO., LLC, WITH SAID TERRITORY BEING
CONTIGUOUS TO EXISTING CITY LIMITS

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, Newcomb Oil Co., LLC, by and through John L. Newcomb, Jr., has requested and consented in writing to the annexation of 3.12 acres of private property located at 7288 Louisville Road; and,

WHEREAS, the City of Bowling Green hereby declares it desirable to annex the 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.

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

1. The property presently owned by Newcomb Oil Co., LLC located at 7288 Louisville Road, which is identified on the attached map and further described in the attachments to this Ordinance containing approximately 3.12 acres, 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 of the City are hereby extended so as to include and incorporate all of this real estate into the City of Bowling Green.

BG2017-40

(Ordinance No. BG2017 – 40)

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 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.

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 All prior Municipal Orders or Ordinances or parts of any Municipal Order or Ordinance in conflict herewith are hereby repealed.

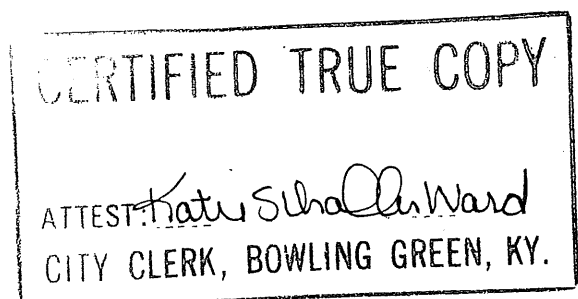
5. This Ordinance is adopted pursuant to KRS 83A.060 in that it was introduced on August 1, 2017, and given final reading on August 15, 2017, and said Ordinance shall be in full force and effect upon signature, recordation and publication in summary pursuant to KRS Chapter 424.

ADOPTED: August 15, 2017

APPROVED: Bruce Wilkerson
Mayor, Chairman of Board of Commissioners

ATTEST: Kate Shallen Ward
City Clerk

SPONSORED BY: Kevin D. DeFebbo, City Manager, late-filed 08/01/2017, 1:05 p.m.



ANNEXATION LEGAL DESCRIPTION
7288 LOUISVILLE ROAD

A certain parcel of land located at the intersection of US 31-W (Louisville Road) and US 68.80 (Glasgow Road) and adjacent to the city limits of Bowling Green, Kentucky and more particularly described as follows:

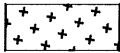
The following description was prepared by Robert S. Evans PLS # 3320 BG Public Works – Field Engineering. Sources of record Deed Book 1119 Page 340 and plat Book 31 Page 200, as recorded in the Warren County Court Clerk's Office, and from tax maps and records in the Warren County PVA office. Description based on a survey by Nathan A. King PLS#3831 dated March 9th, 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 common to Bowling Green Area Economic Development Authority DB.823 PG. 792, PB. 39 PG. 373 and James Miller DB.422 PG. 381, PB. 2 PG. 174 thence with Miller's line South 58 degrees 09 minutes 56 seconds West, 400.21 feet to a point in the east right-of-way of US 68/80 (Glasgow Road); thence with said right-of-way North 35 degrees 48 minutes 05 seconds West, 160.14 feet to a point; thence with a curve to the right having a radius of 270.68 feet, arc length of 214.38 feet, chord length of 208.82', and a chord bearing of North 01 degrees 10 minutes 45 seconds West to a point in the south right-of-way of US 31-W (Louisville Road); thence with said right-of-way North 58 degrees 11 minutes 01 seconds East, 90.73 feet to a point; thence South 31 degrees 47 minutes 01 seconds East, 20.03 feet to a point; thence North 58 degrees 12 minutes 17 seconds East, 240.39 feet to a point in said right-of-way and common to Inter-Modal Transportation Authority DB. 869 PG. 547; thence leaving said right-of-way and with the Inter-Modal Transportation Authority line South 31 degrees 51 minutes 10 seconds East, 318.19 feet to a point in the existing city limits and common to the Bowling Green Area Economic Development Authority; thence South 56 degrees 18 minutes 51 seconds West, 23.61 feet to the point of beginning containing 3.12 acres.

STATE of KENTUCKY
ROBERT S.
EVANS
3320
LICENSED
PROFESSIONAL
LAND SURVEYOR

Robert S. Evans
8/1/17

NOTES



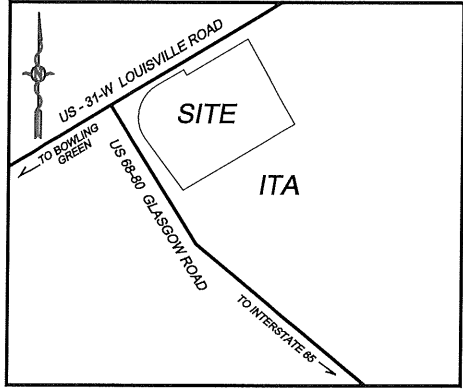
EXISTING CITY LIMITS



TOTAL ANNEXED AREA = 3.12 acres

- 1) PROPERTY ANNEXED = 3.12 acres
- 2) RIGHT- of- WAY ANNEXED = 0.00 acres
- 3) SOURCE OF TITLE = DEED BOOK 1119 PAGE 340
PLAT BOOK 31 PAGE 200.
- 4) DESCRIPTION BASED ON A SURVEY BY
NATHAN A. KING PLS# 3831 DATED MARCH 9, 2016.
- 5) HORIZONTAL DATUM U.S. STATE PLANE 1983,
ZONE KENTUCKY SOUTH 1602

CURVE	RADIUS	ARC LENGTH	CH. LENGTH	CH. BEARING
C 1	270.68'	214.38'	208.82'	N 01°10'45" W



VICINITY MAP
NOT TO SCALE

US 31-W LOUISVILLE ROAD

INTER-MODAL TRANSPORTATION AUTHORITY INC.
LOUISVILLE ROAD
DEED BOOK 869 PAGE 547
PLAT BOOK 2 PAGE 174
THIS PROPERTY IS IN WARREN COUNTY

NEWCOMB OIL CO, LLC
7288 LOUISVILLE ROAD
DEED BOOK 1119 PAGE 340
PLAT BOOK 31 PAGE 200
3.12 ACRES

B G AREA ECONOMIC DEVELOPMENT AUTHORITY INC.
DEED BOOK 823 PAGE 792
PLAT BOOK 39 PAGE 373

THIS DRAWING WAS PREPARED USING DEEDS AND PLATS
OF RECORD IN THE WARREN COUNTY COURT CLERK'S OFFICE
AND FROM TAX MAPS AND RECORDS IN THE WARREN COUNTY
PROPERTY VALUATION ADMINISTRATOR'S OFFICE.
THIS IS NOT OR INTENDED TO BE A BOUNDARY SURVEY AND
SHOULD NOT BE USED AS SUCH, THIS DRAWING IS FOR
ANNEXATION PURPOSES ONLY.

Robert S. Evans 8/1/17
ROBERT S. EVANS PLS# 3320 DATE

SURVEYOR

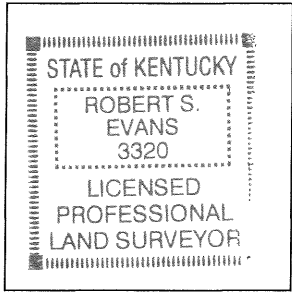
ROBERT S. EVANS PLS# 3320
1011 COLLEGE STREET
BOWLING GREEN, KENTUCKY
42101
PHONE # (270) 393-3229
EMAIL - rob.evans@bgky.org

CLIENT

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

JAMES & CAROLYN MILLER
178 GLASGOW ROAD
DEED BOOK 422 PAGE 381
PLAT BOOK 2 PAGE 174
THIS PROPERTY IS IN WARREN COUNTY

SCALE 1" = 100'



NOT VALID UNLESS STAMPED IN RED



CITY OF BOWLING GREEN

PUBLIC WORKS DEPARTMENT

ANNEXATION
7288 LOUISVILLE ROAD

SHEET 01 OF 01

JOB NO. 17099 SCALE 1" = 100' DATE 08/01/2017