

ORDINANCE NO. BG2018 – 12

ALISON LUNDERGAN GRIMES  
SECRETARY OF STATE  
COMMONWEALTH OF KENTUCKY  
BY Handie Adkins

ORDINANCE ANNEXING PROPERTY BY CONSENT

ORDINANCE ANNEXING 143.28 ACRES OF PROPERTY LOCATED AT 113 AND 435 BROOKWOOD DRIVE, 4701 AND 4859 MORGANTOWN ROAD AND 453 RIGELWOOD LANE, WITH PROPERTY OWNED BY JERRY E. BAKER BY AND THROUGH THE ESTATE OF JERRY E BAKER, THE JERRY E. BAKER FOUNDATION, INC., TEXAS GAS TRANSMISSION, LLC AND THE CITY OF BOWLING GREEN, AND 3.26 ACRES OF RIGHT-OF-WAY FOR A TOTAL OF 146.54 ACRES 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, Jerry E. Baker owner of 4701 Morgantown Road by and through the co-executors of the Estate of Jerry E. Baker, The Jerry E. Baker Foundation, Inc. owner of 4859 Morgantown Road and 453 Ringlewood Lane by and through its President and Secretary, Texas Gas Transmission, LLC owner of 113 Brookwood Drive by and through its Vice President of Operations, and the City of Bowling Green owner of 435 Brookwood Drive have requested and consented to the annexation of approximately 143.38 acres of property; and,

WHEREAS, the City of Bowling Green hereby declares it desirable to annex these properties and approximately 3.26 acres of right-of-way as described in the attachments to this Ordinance; and,

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

NOW, THEREFORE, BE IT ORDAINED by the City of Bowling Green, Kentucky pursuant to

**BG2018-12**

ORDINANCE NO. BG2018-12

DATE

(Ordinance No. BG2018-12)

KRS 81A.412 as follows:

1. The properties with owners of Jerry E. Baker by and through the Estate of Jerry E. Baker, The Jerry E. Baker Foundation, Inc., Texas Gas Transmission, LLC and the City of Bowling Green located at 113 and 435 Brookwood Drive, 4701 and 4859 Morgantown Road and 453 Rigelwood Lane and right-of-way, which are identified on the attached map and further described in the attachments to this Ordinance containing a total of 146.54 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 owners, 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.

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 February 20, 2018, and given final reading on March 6, 2018, and said Ordinance shall be in full force and effect upon signature, recordation and publication in summary pursuant to KRS Chapter 424.

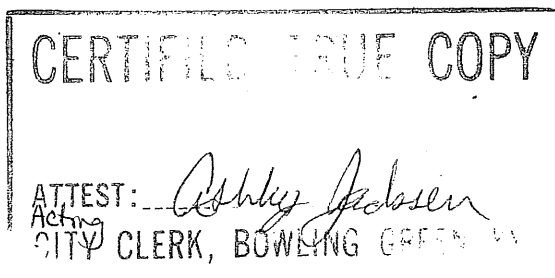
(Ordinance No. BG2018 – 12)

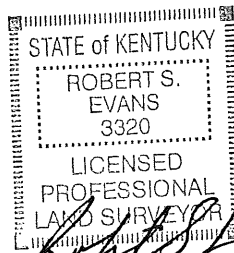
ADOPTED: March 6, 2018

APPROVED: Bruce Wilkerson  
Mayor, Chairman of Board of Commissioners

ATTEST: Ashley Jackson  
Acting City Clerk

SPONSORED BY: Sue Parrigin, Commissioner, 02/14/2018, 1:15 p.m.





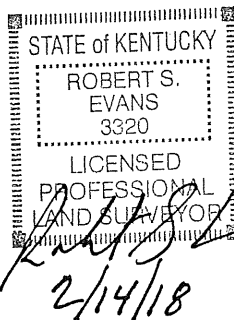
## LEGAL DESCRIPTION

### BAKER ANNEXATION

Being certain parcels of land located on Morgantown Road, Brookwood Drive, and Rigelwood Lane 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 Books 639/453, 635/472, 1061/753, 350/128, 699/463, 882/711, Plat Books 26/41, 23/43, 35/108, 3/67, 27/187, and Minor Plat Book 6/109 as recorded in the Warren County Court Clerk's Office. 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 east right-of-way of the William H. Natcher Parkway and the corner of Lot#78 Jennings Mill Subdivision PB 30 PG 171; thence crossing the parkway and Brookwood Drive South 84 degrees 32 minutes 13 seconds West, 331.88 feet to a point in the west right-of-way of Brookwood Drive and a corner to Lot# 10 & Lot#9 of Elk Creek Farms PB 26 PG 41; thence leaving said right-of-way and with Elk Creek Farms North 88 degrees 23 minutes 09 seconds West, 592.46 feet to a point; thence South 02 degrees 50 minutes 29 seconds East, 571.40 feet to a point in the north right-of-way of Rigelwood Lane; thence with said right-of-way South 87 degrees 09 minutes 31 seconds West, 352.36 feet to a point; thence leaving the right-of-way North 02 degrees 50 minutes 29 seconds West, 455.34 feet to a point; thence South 81 degrees 43 minutes 59 seconds West, 291.52 feet to a point; thence South 63 degrees 32 minutes 09 seconds West, 213.04 feet to a point; thence North 86 degrees 38 minutes 04 seconds West, 209.25 feet to a point; thence North 06 degrees 51 minutes 52 seconds East, 195.18 feet to a point common to Texas Gas Company DB 635 PG 478, PB 23 PG 43; thence with said line South 84 degrees 15 minutes 24 seconds West, 409.88 feet to a point common to Lot# 27 Revision of Lester Hunt Subdivision PB 35 PG 108; thence with said line South 06 degrees 51 minutes 52 seconds West, 675.00 feet to a point in the north right-of-way of Rigelwood Lane; thence with said right-of-way South 85 degrees 18 minutes 37 seconds West, 1188.27 feet to a point a corner common to Bobby & Judith Ayer DB 1036 PG 216; thence with Ayer and leaving said right-of-way North 45 degrees 35 minutes 15 seconds West, 85.68 feet to a point; thence North 34 degrees 17 minutes 01 seconds West, 518.00 feet to a point; thence South 58 degrees 34 minutes 59 seconds West, 256.75 feet to a point; thence North 41 degrees 07 minutes 01 seconds West, 1244.60 feet to a point common to Kenneth & Bonnie Thomas DB 740 PG 672; thence with Thomas North 46 degrees 19 minutes 59 seconds East, 296.10 feet to a point; thence North 29 degrees 45 minutes 01 seconds West, 296.50 feet to a point; thence North 32 degrees 07 minutes 59 seconds East, 243.47 feet to a point common to Dana Bradley DB 909 PG 372, PB 21 PG 68; thence North 00 degrees 11 minutes 01 seconds West, 365.00 feet to a point in the north right-of-way of Ridgeview Drive; thence North 00 degrees 11 minutes 01 seconds West, 415.90 feet to a point in the south right-of-way of Morgantown Road (US-231) and the south right-of-way of Westgate Drive; thence with said right-of-way of Morgantown Road (US-231) South 83 degrees 11 minutes 06 seconds East, 1317.05 feet to a point in the west right-of-way of Guinn Court; thence with said right-of-way South 07 degrees 32 minutes 30 seconds West, 428.83 feet to a point; thence South 07 degrees 32 minutes 30 seconds West, 50.00 feet to a point; thence South 11 degrees 28 minutes 37 seconds West, 132.06 feet to a point; thence South 14 degrees 57 minutes 40 seconds West, 55.13 feet to a point; thence leaving the right-of-way of Guinn Court North 83 degrees 43 minutes 42 seconds West, 239.95 feet to a point; thence South 09 degrees 32 minutes 36 seconds West, 128.64 feet to a point common to Joe & Rebecca Guinn DB 396 PG 40, PB 35 PG 88;



## LEGAL DESCRIPTION

### BAKER ANNEXATION

(Continued)

thence with Guinn and then David & Donna Mahaney DB 891 PG 667, PB 35 PG 108, North 83 degrees 18 minutes 23 seconds West, 298.84 feet to a point; thence South 09 degrees 05 minutes 05 seconds West, 57.59 feet to a point; thence South 47 degrees 03 minutes 27 seconds East, 259.06 feet to a point; thence South 36 degrees 23 minutes 53 seconds East, 218.57 feet to a point; thence South 41 degrees 50 minutes 57 seconds East, 177.71 feet to a point; thence South 77 degrees 58 minutes 46 seconds East, 14.44 feet to a point; thence North 14 degrees 54 minutes 03 seconds East, 278.34 feet to a point in the east right-of-way of Guinn Court; thence with said right-of-way South 81 degrees 53 minutes 04 seconds East, 12.00 feet to a point; thence North 08 degrees 06 minutes 55 seconds East, 50.00 feet to a point; thence North 81 degrees 53 minutes 05 seconds West, 7.80 feet to a point; thence North 15 degrees 25 minutes 11 seconds East, 406.00 feet to a point; thence North 12 degrees 33 minutes 43 seconds East, 52.82 feet to a point; thence North 08 degrees 06 minutes 53 seconds East, 65.63 feet to a point in the east right-of-way and common to Glendale & Andrea Ford DB 1061 PG 37, PB 35 PG 88; thence leaving said right-of-way and with Ford South 10 degrees 25 minutes 24 seconds East, 63.07 feet to a point; thence South 54 degrees 34 minutes 45 seconds East, 335.06 feet to a point; thence South 83 degrees 53 minutes 49 seconds East, 135.43 feet to a point common to Jon Thomas DB 1040 PG 138, PB 34 PG 139; thence with Thomas South 06 degrees 31 minutes 39 seconds West, 242.86 feet to a point; thence South 77 degrees 21 minutes 10 seconds East, 181.20 feet to a point; thence North 12 degrees 09 minutes 07 seconds East, 299.85 feet to a point; thence North 22 degrees 46 minutes 51 seconds East, 219.56 feet to a point; thence South 83 degrees 47 minutes 42 seconds East, 198.82 feet to a point common to Troy & Brenda Akin DB 767 PG 388; thence South 84 degrees 19 minutes 01 seconds East, 199.29 feet to a point common to Phillip Akin, DB 779 PG 540 & Madison & Colton Shea DB 1120 PG 504; thence South 76 degrees 44 minutes 21 seconds East, 203.26 feet to a point in the line of United Calvary Baptist Church, DB 609 PG 453, PB 24 PG 18; thence South 07 degrees 07 minutes 45 seconds West, 591.45 feet to a point; thence South 83 degrees 08 minutes 07 seconds East, 250.00 feet to a point on the west side of a drive leading to Texas Gas Company; thence with the west side of said drive North 06 degrees 51 minutes 52 seconds East, 940.89 feet to a point in the south right-of-way of Morgantown Road (US-231) and the south right-of-way of Brookwood Drive; thence with Brookwood Drive South 30 degrees 01 minutes 49 seconds East, 79.77 feet to a point; thence South 82 degrees 05 minutes 20 seconds East, 2.11 feet to a point; thence leaving said right-of-way and with the east side of drive leading to Texas Gas Company South 06 degrees 51 minutes 52 seconds West, 941.06 feet to a point; thence with Texas Gas and then the City of Bowling Green DB 639 PG 453, PB 26 PG 41 South 83 degrees 08 minutes 08 seconds East, 865.58 feet to a point; thence North 62 degrees 36 minutes 00 seconds East, 608.57 feet to a point in the west right-of-way of Brookwood Drive; thence crossing Brookwood Drive and William H. Natcher Parkway South 57 degrees 57 minutes 50 seconds East, 616.11 feet to a point in the east right-of-way of the Parkway and the existing city limits said point being at centerline station 1312+50 150 feet right; thence with the existing city limits South 11 degrees 03 minutes 18 seconds East, 150.00 feet to a point; thence South 10 degrees 10 minutes 47 seconds East, 129.42 feet to the point of beginning containing 146.54 acres.

### LINE TABLE

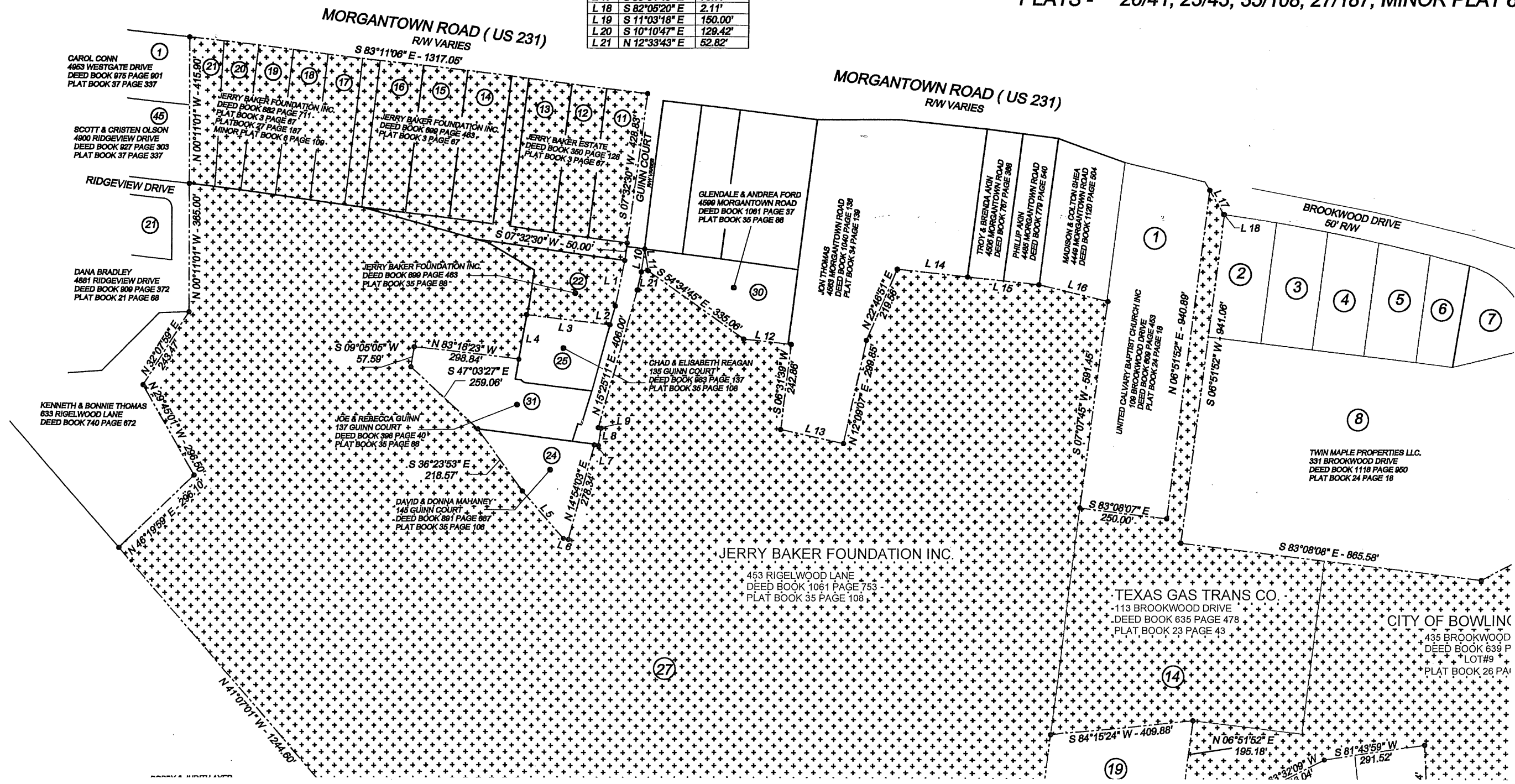
| LINE | BEARING       | DISTANCE |
|------|---------------|----------|
| L 1  | S 11°28'37" W | 132.08'  |
| L 2  | S 14°57'40" W | 55.13'   |
| L 3  | N 83°43'42" W | 239.95'  |
| L 4  | S 08°32'36" W | 128.64'  |
| L 5  | S 41°50'57" E | 177.71'  |
| L 6  | S 77°58'46" E | 14.44'   |
| L 7  | S 81°53'04" E | 12.00'   |
| L 8  | N 08°06'55" E | 50.00'   |
| L 9  | N 81°53'05" W | 7.80'    |
| L 10 | N 08°06'53" E | 65.63'   |
| L 11 | S 10°25'24" E | 63.07'   |
| L 12 | S 83°53'49" E | 135.43'  |
| L 13 | S 77°21'10" E | 181.20'  |
| L 14 | S 83°47'42" E | 198.82'  |
| L 15 | S 84°19'01" E | 199.29'  |
| L 16 | S 76°44'21" E | 203.26'  |
| L 17 | S 30°01'49" E | 79.77'   |
| L 18 | S 82°05'20" E | 2.11'    |
| L 19 | S 11°03'18" E | 150.00'  |
| L 20 | S 10°10'47" E | 129.82'  |
| L 21 | N 12°33'43" E | 52.82'   |

## NOTES

1. **TOTAL ANNEXED AREA = 146.54 ACRES**
2. **LAND ANNEXED = 143.28 ACRES**
3. **RIGHT-OF-WAY ANNEXED = 3.26 ACRES**

## DEED SOURCES

**DEEDS - 639/453, 635/472, 1061/753, 350/128, 699/41**  
**PLATS - 26/41, 23/43, 35/108, 27/187, MINOR PLAT 6**



## LINE TABLE

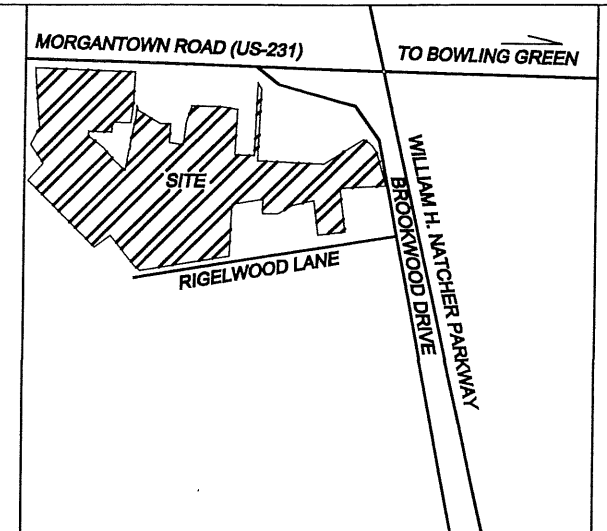
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| L 5  | S 41°50'57" E | 177.71'  |
| L 6  | S 77°58'48" E | 14.44'   |
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| L 8  | N 08°06'55" E | 50.00'   |
| L 9  | N 81°53'05" W | 7.80'    |
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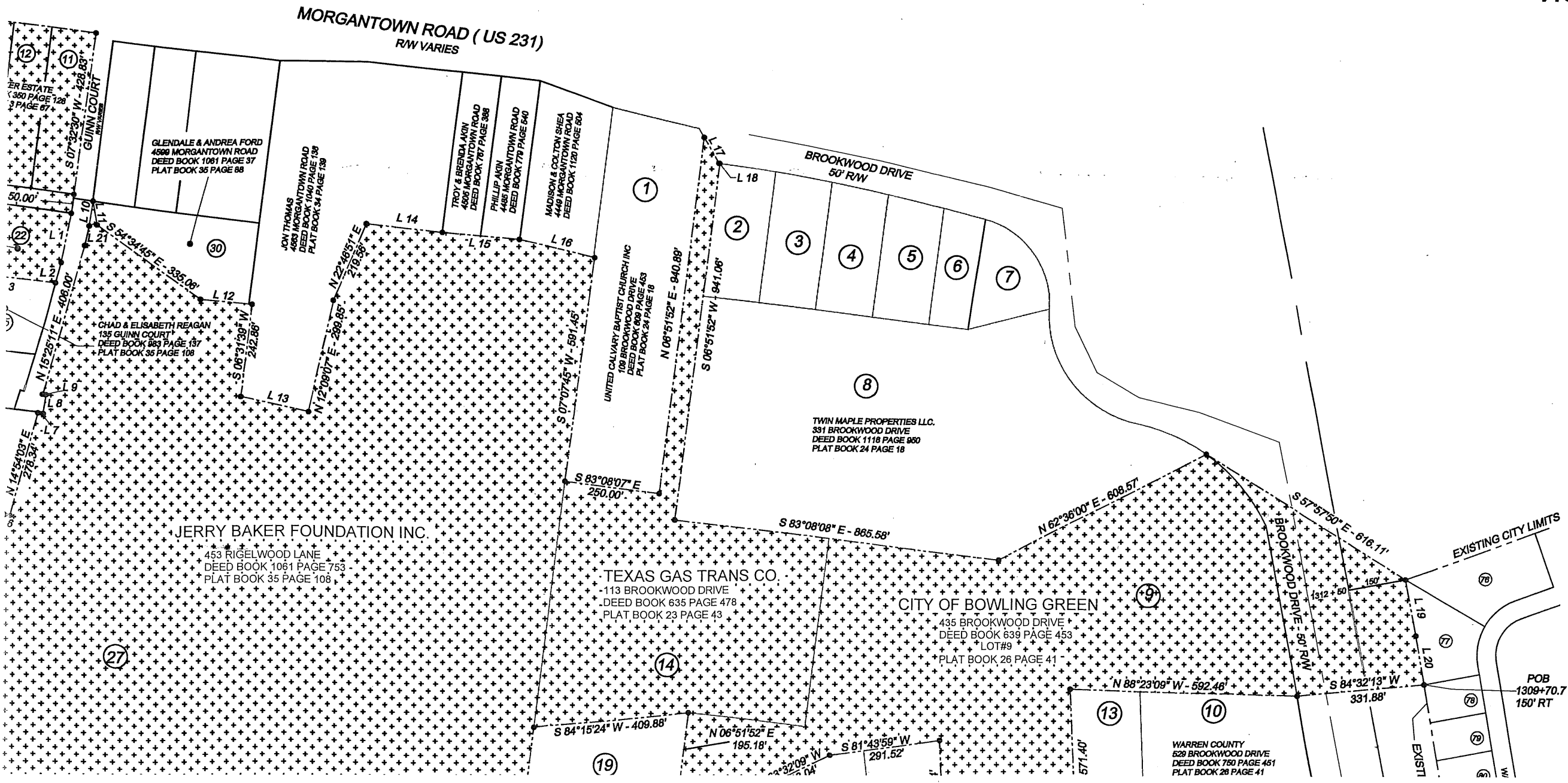
## DEED SOURCES

DEEDS - 639/453, 635/472, 1061/753, 350/128, 699/463, 882/711  
 PLATS - 26/41, 23/43, 35/108, 27/187, MINOR PLAT 6/109



## VICINITY MAP

NOT TO SCALE



KENNETH & BONNIE THOMAS  
633 RIGELWOOD LANE  
DEED BOOK 740 PAGE 672

JOE & REBECCA GUINN  
137 GUINN COURT  
DEED BOOK 398 PAGE 40  
PLAT BOOK 35 PAGE 88

DAVID & DONNA MAHANEY  
145 GUINN COURT  
DEED BOOK 881 PAGE 887  
PLAT BOOK 35 PAGE 108

JERRY BAKER FOUNDATION INC.

453 RIGELWOOD LANE  
DEED BOOK 1061 PAGE 753  
PLAT BOOK 35 PAGE 108

TEXAS GAS TRANS CO.  
113 BROOKWOOD DRIVE  
DEED BOOK 635 PAGE 478  
PLAT BOOK 23 PAGE 43

TWIN MAPLE PROPERTIES LLC.  
331 BROOKWOOD DRIVE  
DEED BOOK 1118 PAGE 980  
PLAT BOOK 24 PAGE 18

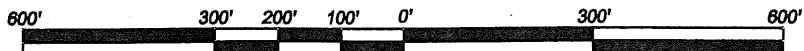
CITY OF BOWLING GREEN  
435 BROOKWOOD DRIVE  
DEED BOOK 639 PAGE 453  
LOT#9  
PLAT BOOK 26 PAGE 41

BOBBY & JUDITH AYER  
STEPHEN & AMANDA BROOKS  
RIGELWOOD LANE  
DEED BOOK 1038 PAGE 218

ELK CREEK FARMS  
PLAT BOOK 26 PAGE 41

STEWART & SUSAN ENNIS  
379 RIGELWOOD LANE  
DEED BOOK 618 PAGE 70  
PLAT BOOK 26 PAGE 41

SCALE 1" = 300'



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. THIS DRAWING IS FOR  
ANNEXATION PURPOSES ONLY.

*Robert S. Evans* 2/14/18  
ROBERT S. EVANS PLS# 3320 DATE

STATE of KENTUCKY  
ROBERT S.  
EVANS  
3320  
LICENSED  
PROFESSIONAL  
LAND SURVEYOR  
NOT VALID UNLESS STAMPED IN REC



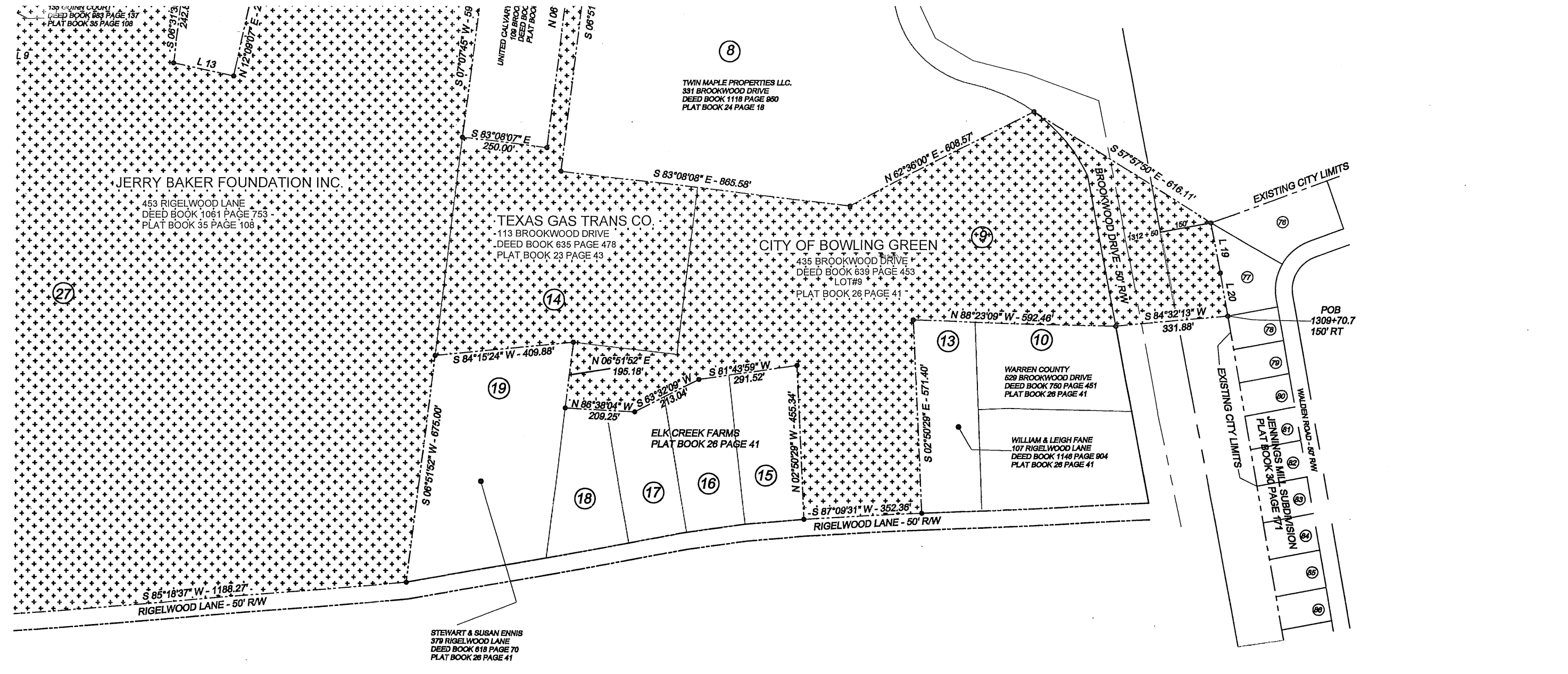
CITY OF BOWLING GREEN

PUBLIC WORKS DEPARTMENT

| Date | Revision |
|------|----------|
|      |          |
|      |          |
|      |          |

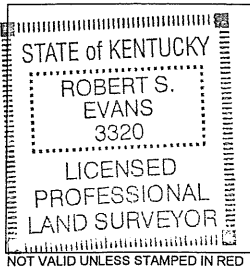
ANNEXATION  
BAKER FOUNDAT





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. THIS DRAWING IS FOR ANNEXATION PURPOSES ONLY.

*Robert S. Evans* 2/14/18  
ROBERT S. EVANS PLS# 3320 DATE



| <u>SURVEYOR</u>                                                                                                                             | <u>CLIENT</u>                                                                                           |
|---------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------|
| ROBERT S. EVANS PLS # 3320<br>1011 COLLEGE STREET<br>BOWLING GREEN, KENTUCKY 42101<br>PHONE # (270) 393-3229<br>e-mail - rob.evans@bgky.org | CITY OF BOWLING GREEN<br>1001 COLLEGE STREET<br>BOWLING GREEN, KENTUCKY 42101<br>PHONE # (270) 393-3000 |