

RECEIVED AND FILED
DATE April 23, 2018

ORDINANCE NO. BG2018 - 20

ALISON LUNDERGAN GRIMM
SECRETARY OF STATE
COMMONWEALTH OF KENTUCKY
BY Kandice Adkins ORDINANCE ANNEXING PROPERTY BY CONSENT

ORDINANCE ANNEXING 85.32 ACRES OF
PROPERTY LOCATED ON MIZPAH ROAD
PRESENTLY OWNED BY THE INTER-MODAL
TRANSPORTATION AUTHORITY, INC., AND
24.03 ACRES OF RIGHT-OF-WAY FOR A TOTAL
OF 109.35 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, the Inter-Modal Transportation Authority, Inc. has requested and consented in writing to the annexation of 85.32 acres of property located on Mizpah Road, southeast from the intersection of U.S. 31-W; and,

WHEREAS, the City of Bowling Green hereby declares it desirable to annex the property and 24.03 acres of right-of-way 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 the Inter-Modal Transportation Authority, Inc. located on Mizpah Road containing a total of 85.32 acres and approximately 24.03 acres of right-of-way, which property is identified on the attached map and further described in the attachments to this Ordinance, for a total of 109.35 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

BG2018-20

(Ordinance No. BG2018 - 20)

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 March 28, 2018, and given final reading on April 17, 2018, and said Ordinance shall be in full force and effect upon signature, recordation and publication in summary pursuant to KRS Chapter 424.

ADOPTED: April 17, 2018

APPROVED: Bruce Wilkins
Mayor, Chairman of Board of Commissioners

TESTED: Ashley Anderson
Acting City Clerk

WITNESSED BY: Katie Schaller-Ward, Interim City Manager, 03/27/2018, 12:30 p.m.

CERTIFIED TRUE COPY

TESTED: Ashley Anderson
Clerk, Bowling Green, KY.

LEGAL DESCRIPTION

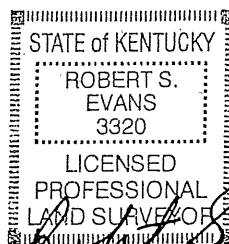
ANNEXATION

ITA MIZPAH ROAD

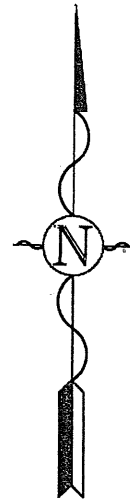
Being certain parcels of land located on Mizpah Road 2210' +/- southeast from the intersection of US 31-W (Louisville Road and adjacent to the city limits of Bowling Green, Kentucky and more particularly described as follows:

The following description was prepared by Robert S. Evans PLS # 3320 BG Public Works – Field Engineering. Sources of record Deed Book 1131 Page 177, Deed Book 900 Page 361, and Minor Plat Book 18 Page 117 as recorded in the Warren County Court Clerk's Office. Also from a boundary survey by Arnold Consulting Engineers dated February 8, 2016. This is not a boundary survey and is for annex purposes only.

Beginning at a point in the west right-of-way of Mizpah Road said point is at the end of Mizpah Road and in the existing city limits; thence with said right-of-way North 11 degrees 38 minutes 50 seconds East, 1150.92 feet to a point; thence with a curve to the left having a radius of 45.00 feet, an arc length of 71.14 feet, a chord bearing of North 33 degrees 37 minutes 27 seconds West, and a chord length of 63.96 feet to a point; thence North 78 degrees 54 minutes ~~05~~ seconds West, 1429.15 feet to a point in the west right-of-way of the US 31-W connector and Intermodal Transportation Authority DB 905 PG 866; thence with a curve to the right having a radius of 110.07 feet, an arc length of 161.29 feet, a chord bearing of North 36 degrees 13 minutes 03 seconds West, and chord length of 147.24 feet to a point; thence North 13 degrees 06 minutes 20 seconds East, 627.30 feet to a point in the west right-of-way of the US 31-W connector; thence with said right-of-way North 03 degrees 14 minutes 25 seconds East, 80.99 feet to a point; thence North 06 degrees 38 minutes 06 seconds West, 483.28 feet to a point; thence North 10 degrees 35 minutes 17 seconds West, 482.30 feet to a point in said right-of-way; thence crossing said right-of-way North 76 degrees 32 minutes 50 seconds East, 350.00 feet to a point in the east right-of-way and the west right-of-way of Mizpah Road; thence with said right-of-way North 28 degrees 00 minutes 14 seconds East, 126.81 feet to a point; thence North 34 degrees 29 minutes 51 seconds East, 53.85 feet to a point; thence North 12 degrees 50 minutes 02 seconds East, 77.43 feet to a point in said right-of-way; thence crossing Mizpah Road South 72 degrees 39 minutes 46 seconds East, 50.50 feet to a point in the east right-of-way and a corner to Gary Counts DB 732 PG 790; thence with said line South 72 degrees 39 minutes 46 seconds East, 301.59 feet to a point; thence South 72 degrees 39 minutes 46 seconds East, 1639.89 feet to a point common to Wendall Strode DB 729 PG 691; thence North 39 degrees 13 minutes 38 seconds East, 414.30 feet to a point; thence South 49 degrees 49 minutes 33 seconds East, 618.09 feet to a point common to James & Gary Spinks DB 728 PG 832 and James Wilson DB 1000 PG 366; thence South 40 degrees 14 minutes 14 seconds West, 2220.94 feet to a point; thence North 72 degrees 04 minutes 46 seconds West, 107.46 feet to a point in the east right-of-way of Mizpah Road; thence with a curve to the right having a radius of 86.82 feet, an arc length of 90.45 feet, a chord bearing of South 16 degrees 45 minutes 30 seconds East, and a chord length of 86.42 feet to a point; thence South 11 degrees 38 minutes 50 seconds West, 1150.91 feet to a point in the east right-of-way of Mizpah Road and common to Bilstein Cold Rolled Steel DB 1130 PG 766; thence crossing Mizpah Road North 78 degrees 21 minutes 10 seconds West, 50.00 feet to the point of beginning containing 109.35 acres.



3/27/18



INTER-MODAL TRANSPORTATION
AUTHORITY, INC.
DB 905 PG 866

INTER-MODAL TRANSPORTATION
AUTHORITY, INC.
RESIDUAL TRACT REMAINING
AFTER R/W PURCHASE
0.27 +/- ACRES
DB 1131 PG 739

S 72°39'46" E - 50.50'

N 12°50'02" E - 77.43'

N 34°28'51" E - 53.85'

N 28°00'14" E - 126.81'

N 76°32'50" E
350.00'

N 10°35'17" W - 462.30'

N 05°38'06" W - 483.28'

N 03°14'25" E
80.99'

N 13°08'20" E - 827.30'

I-65 TO US 31W
CONNECTOR
RIGHT OF WAY
R/W VARIES
LIS PENDENS E158 PAGE 164
DB 1054 PG 548

C/L OF OLD MIZPAH ROAD
(ABANDONED & REMOVED)

C/L OF OLD MIZPAH ROAD
(ABANDONED & REMOVED)

RELOCATED MIZPAH ROAD
R/W VARIES ~ 21' PVMT.

N 03°33'50" W - 805.93'

N 13°17'56" W
251.87'

S 11°52'39" W
704.49'

L7

L8

L9

L10

L11

L12

L13

L14

L15

L16

L17

L18

L19

L20

L21

L22

L23

L24

L25

L26

L27

L28

L29

LOT 1
INTER-MODAL TRANSPORTATION
AUTHORITY, INC.
159,073 +/- SQ. FT.
3.65 +/- ACRES
DB 900 PG 361, MINOR PB 18 PG 117

INTER-MODAL TRANSPORTATION
AUTHORITY, INC.
3,545,693 +/- SQ. FT.
81.40 +/- ACRES
DB 1131 PG 739

GARY & VICKIE COUNTS
DB 732 PG 790

WENDELL & JANIS STRODE
DB 729 PG 691

JAMES & SUSANN WILSON
DB 1000 PG 366

CURVE	ARC LEN
C1	90.45'
C2	71.14'
C3	161.29'

- 1) TOTAL A
- 2) TOTAL F
- 3) RIGHT-C
- 4) SOURCE
MINOR F

CURVE	ARC LENGTH	RADIUS
C1	90.45'	86.82'
C2	71.14'	45.00'
C3	161.29'	110.07'

- NO
- 1) TOTAL ANNEXE
 - 2) TOTAL PROPER
 - 3) RIGHT-OF-WAY
 - 4) SOURCE OF TIT MINOR PLAT BO
 - 5) DESCRIPTION B PROVIDED BY A DATED FEBRUA

STATE of KENTUCKY

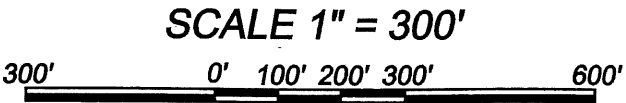
ROBERT S. EVANS
3320

LICENSED PROFESSIONAL LAND SURVEYOR

NOT VALID UNLESS STAMPED IN RED

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 3/27/18
ROBERT S. EVANS PLS# 3320 DATE



CITY OF BOWLING GREEN

PUBLIC WORKS DEPARTMENT

Date	Revision

ANNEXATION
ITA - MIZPAH ROAD

INTER-MODAL TRANSPORTATION
AUTHORITY, INC.
RESIDUAL TRACT REMAINING
AFTER R/W PURCHASE
0.27 +/- ACRES
DB 1131 PG 739

INTER-MODAL TRANSPORTATION
AUTHORITY, INC.
DB 905 PG 866

I-65 TO US 31W
CONNECTOR
RIGHT OF WAY
R/W VARIES
LIS PENDENS E158 PAGE 164
DB 1054 PG 548

RELOCATED MIZPAH ROAD
R/W VARIES - 21' PMT.

INTER-MODAL TRANSPORTATION
AUTHORITY, INC.
DB 865 PG 313

WARREN COUNTY WATER DISTRICT
904/11

JAMES & SUSANN WILSON
DB 1000 PG 366

BILSTEIN COLD ROLLED STEEL
DB 1130 PG 766

POINT OF BEGINNING

N 78°21'10" W
50.00'

EXISTING CITY LIMITS

EXISTING CITY LIMITS

N 11°38'50" E - 1150.82'
MIZPAH ROAD

N 78°52'25" W - 542.47'
MIZPAH ROAD

N 78°54'03" W - 1429.15'

N 72°04'46" W
107.46'

S 40°14'14" W - 2220.94'

JAMES & SUSANN WILSON
DB 1000 PG 366

N 03°14'25" E
80.99'

N 13°06'20" E - 827.30'

N 03°53'50" W - 805.93'

N 13°17'56" W
251.87'

L5

L4

L3

L2

C2

C1

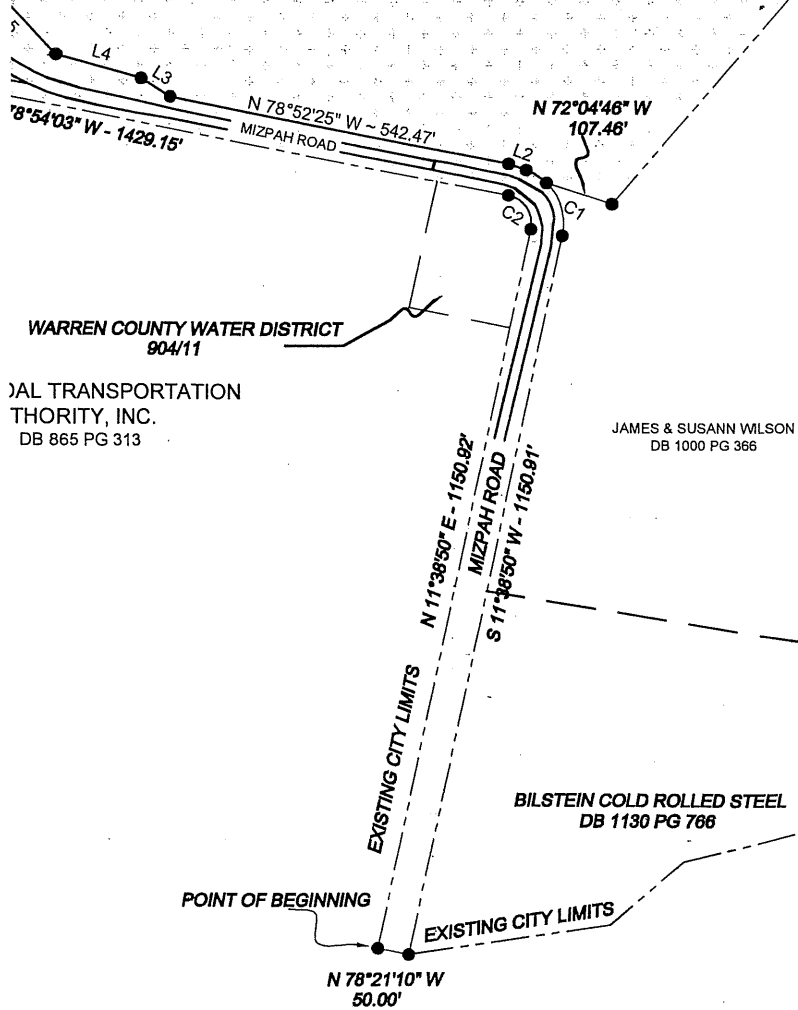
W - 483.28'

INTER-MODAL TRANSPORTATION
AUTHORITY, INC.
3,545,693 +/- SQ. FT.
81.40 +/- ACRES
DB 1131 PG 739

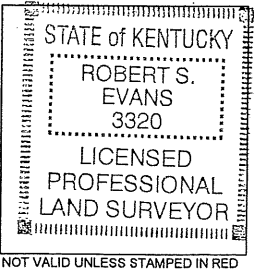
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	90.45'	86.82'	59°41'31"	S 16°45'30" E	86.42'
C2	71.14'	45.00'	90°34'26"	N 33°37'27" W	63.96'
C3	161.29'	110.07'	83°57'41"	N 36°13'03" W	147.24'

NOTES

- 1) TOTAL ANNEXED AREA = 109.35 ACRES
- 2) TOTAL PROPERTY ANNEXED = 85.32 ACRES
- 3) RIGHT-OF-WAY ANNEXED = 24.03 ACRES
- 4) SOURCE OF TITLE = 1131/739, 900/361
MINOR PLAT BOOK 18 PAGE 117
- 5) DESCRIPTION BASED ON BOUNDARY SURVEY
PROVIDED BY ARNOLD CONSULTING ENGINEERS
DATED FEBRUARY 8, 2016



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.
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ANNEXATION PURPOSES ONLY.
Robert S. Evans 3/27/18
ROBERT S. EVANS PLS# 3320 DATE



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

WORKS DEPARTMENT

Date	Revision

ANNEXATION
ITA - MIZPAH ROAD

SHEET 1 OF 0
JOB NO. 18030 SCALE 1" = 300' DATE 03/27/2018