

RECEIVED AND FILED
DATE Jan. 21, 2021

ORDINANCE NO. BG2020 - 35

ORDINANCE ANNEXING PROPERTY BY CONSENT

MICHAEL G. ADAMS
SECRETARY OF STATE
COMMONWEALTH OF KENTUCKY
BY Kandie Adkins

ORDINANCE ANNEXING 298.70 ACRES OF
PROPERTIES LOCATED AT 0 AND 344 FRED
MADISON ROAD, 0 GLASGOW ROAD AND 1188
MIZPAH ROAD PRESENTLY OWNED BY THE
INTER-MODAL TRANSPORTATION
AUTHORITY, INC. 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 298.70 acres of property located at 0 and 344 Fred Madison Road, 0 Glasgow Road and 1188 Mizpah 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 properties presently owned by the Inter-Modal Transportation Authority, Inc. located at 0 and 344 Fred Madison Road, 0 Glasgow Road and 1188 Mizpah Road containing 298.70 acres, which property is identified on the attached map and further described in the attachments to this Ordinance, 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

BG2020-35

(Ordinance No. BG2020 - 35)

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 October 20, 2020, and given final reading on November 17, 2020, and said Ordinance shall be in full force and effect upon signature, recordation and publication in summary pursuant to KRS Chapter 424.

ADOPTED: November 17, 2020

APPROVED: Bruce Wilkerson
Mayor, Chairman of Board of Commissioners

ATTEST: Ashley Jackson
City Clerk

SPONSORED BY: Jeffery B. Meisel, City Manager

CERTIFIED TRUE COPY
ATTEST Ashley Jackson
CITY CLERK, BOWLING GREEN, KY

Annexation Description

ITA Mizpah Road

Being a 298.70 acre tract located adjacent to the city limits of Bowling Green, Kentucky near Mizpah Road and more particularly described as follows:

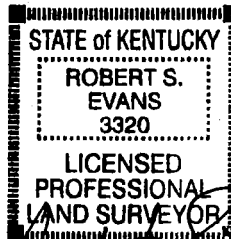
The following description was prepared by Robert S. Evans PLS# 3320, City Surveyor for Bowling Green using documents recorded in the Warren County Court Clerk's office, the Warren County PVA and other available sources: A survey by Arnold Consulting Engineers dated 12/12/2019, Deed Books 1207/365, 1197/803, 965/199, 1197/668, and Plat Books 43/409-411, 40/413. This is not a boundary survey and should not be used as such, it is for annexation purposes only. Drawing and description is oriented to State Plane coordinates KY South 1602.

Beginning at a point in the existing city limits said point being in the line of Spinks Deed Book 728 Page 832 and the Inter-Modal Transportation Authority Deed Book 1197 Page 668 ; thence South 49 degrees 49 minutes 48 seconds East, 1767.94 feet to a point ; thence South 49 degrees 43 minutes 15 seconds East, 1186.18 feet to a point common to Spinks Deed Book 973 Page 13 ; thence with Spinks North 48 degrees 11 minutes 48 seconds East, 536.42 feet to a point common to Don & Joy Richet; thence with Richey South 41 degrees 02 minutes 59 seconds East, 1970.86 feet to a point; thence North 53 degrees 05 minutes 40 seconds East, 927.02 feet to a point common to Talgarreg Farm Partnership LLC Deed Book 1046 Page 796; thence South 22 degrees 15 minutes 48 seconds East, 981.02 feet to a point in the north right-of-way of CSX Railroad; thence with said right-of-way South 74 degrees 17 minutes 24 seconds West, 1789.77 feet to a point; thence North 15 degrees 45 minutes 23 seconds West, 15.00 feet to a point; thence South 74 degrees 17 minutes 24 seconds West, 286.99 feet to a point; thence South 40 degrees 43 minutes 51 seconds East, 5.52 feet to a point; thence South 74 degrees 17 minutes 24 seconds West, 412.30 feet to a point; thence South 55 degrees 50 minutes 28 seconds West, 31.60 feet to a point; thence South 74 degrees 17 minutes 24 seconds West, 757.97 feet to a point in the intersection of right-of-way of CSX Railroad and Fred Madison Road; thence with the right-of-way of Fred Madison Road with a curve to the right having a radius of 840.00 feet, an arc length of 163.26 feet, a chord bearing of North 51 degrees 19 minutes 45 seconds West, and a chord distance of 163.00 feet to a point; thence North 46 degrees 07 minutes 55 seconds West, 159.24 feet to a point; thence with a curve to the left having a radius of 271.01 feet, an arc length of 202.86 feet, a chord bearing of North 67 degrees 34 minutes 04 seconds West, and a chord distance of 198.16 feet to a point; thence North 89 degrees 01 minutes 02 seconds West, 548.14 feet to a point; thence with a curve to the right having a radius of 250.00 feet, an arc length of 157.30 feet, a chord bearing of North 70 degrees 48 minutes 25 seconds West, and a chord distance of 154.72 feet to a point; thence North 53 degrees 55 minutes 14 seconds West, 68.86 feet to a point; thence with a curve to the left having a radius of 384.98 feet, an arc length of 323.60 feet, a chord bearing of North 79 degrees 13 minutes 37 seconds West, and a chord distance of 314.16 feet to a point; thence South 76 degrees 28 minutes 12 seconds West, 161.43 feet to a point in the north right-of-way of Fred Madison Road said point being in the existing city limits; thence with said city limits North 32 degrees 40 minutes 08 seconds West, 101.18 feet to a point; thence North 16 degrees 08 minutes 30 seconds West, 249.47 feet to a point; thence North 16 degrees 14 minutes 10 seconds West, 743.38 feet to a

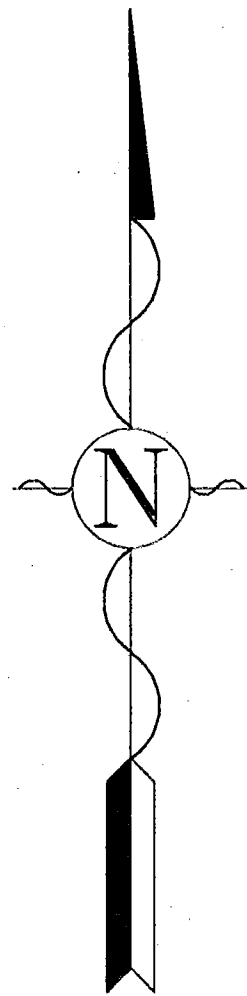
Annexation Description

ITA Mizpah Road (Cont)

point; North 16 degrees 12 minutes 44 seconds West, 287.33 feet to point; thence North 80 degrees 51 minutes 56 seconds West, 759.71 feet to a point; thence North 80 degrees 51 minutes 56 seconds West, 124.30 feet to a point in the existing city limits said point being common to Bilstein Cold Rolled Steel Deed Book 1130 Page 766; thence leaving city limits North 82 degrees 21 minutes 54 seconds West, 632.59 feet to a point in the east right-of-way of Mizpah Road and the existing city limits; thence with said right-of-way North 12 degrees 19 minutes 03 seconds East, 168.58 feet to a point; thence North 13 degrees 07 minutes 48 seconds East, 421.07 feet to a point; thence with a curve to the left having a radius of 96.90 feet an arc length of 96.24 feet a chord bearing of North 16 degrees 46 minutes 42 seconds West, and a chord length of 92.34 feet to a point; thence South 72 degrees 05 minutes 04 seconds East, 107.46 feet to a point in the proposed east right-of-way of Prosperity Lane; thence with said right-of-way North 40 degrees 14 minutes 14 seconds East, 2220.95 feet to the point of beginning containing 298.70 acres.



Robert S. Evans
12/31/20

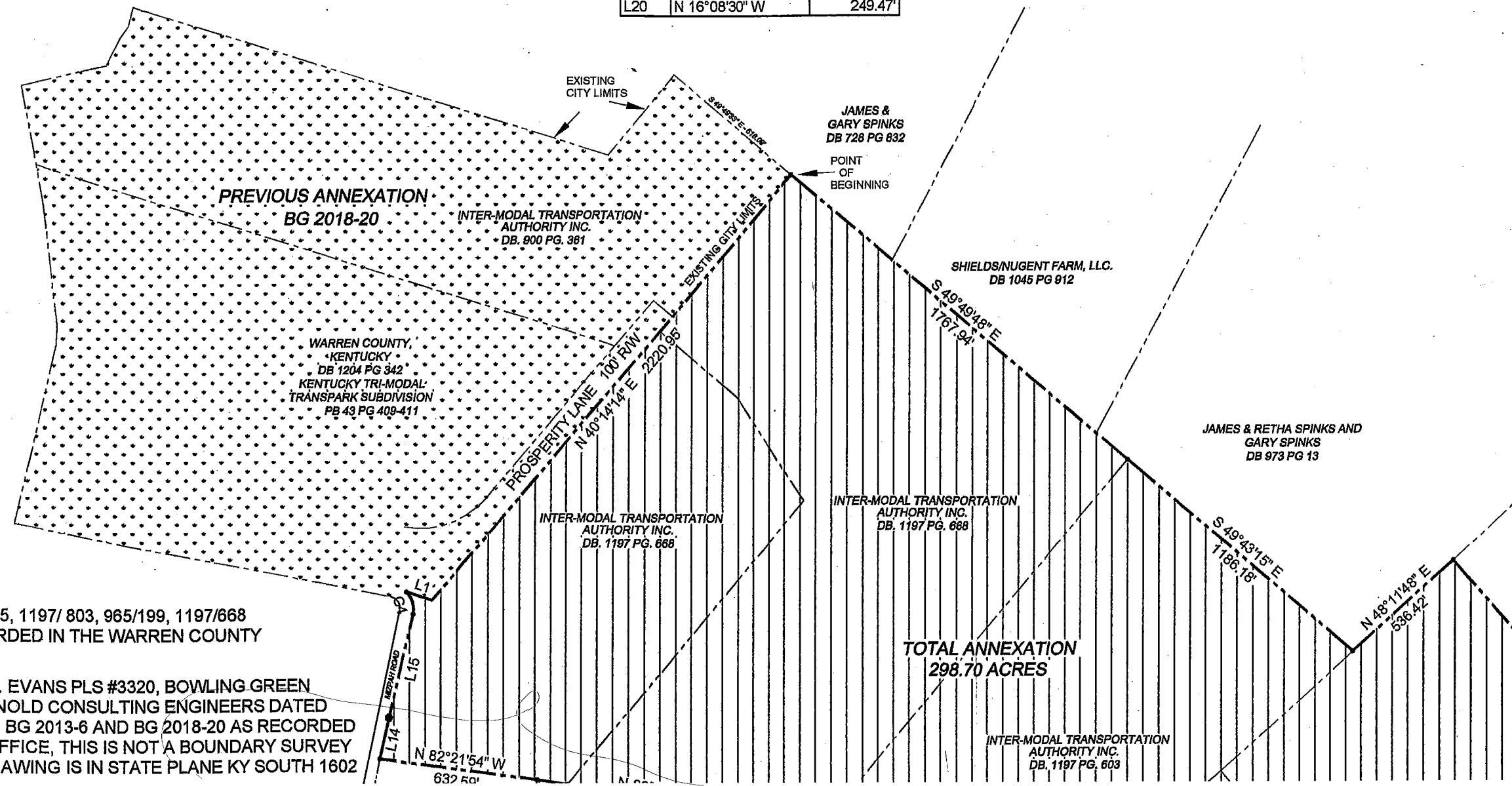


LINE TABLE

LINE	BEARING	DISTANCE
L1	S 72°05'04" E	107.46'
L2	N 15°45'23" W	15.00'
L3	S 74°17'24" W	286.99'
L4	S 74°17'24" W	412.30'
L5	S 55°50'28" W	31.60'
L6	N 46°07'55" W	159.24'
L7	N 89°01'02" W	548.14'
L8	N 53°55'14" W	68.86'
L9	N 42°05'41" W	382.67'
L10	N 79°27'08" W	87.74'
L11	N 79°29'52" W	250.96'
L12	N 16°12'44" W	287.33'
L13	N 80°51'56" W	124.30'
L14	N 12°19'03" E	168.58'
L15	N 13°07'48" E	421.07'
L16	N 42°13'15" W	165.00'
L17	S 40°43'51" E	5.52'
L18	S 76°28'12" W	161.43'
L19	N 32°40'08" W	101.18'
L20	N 16°08'30" W	249.47'

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	840.00'	163.26'	163.00'	N 51°19'45" W
C2	271.01'	202.86'	198.16'	N 67°34'04" W
C3	250.00'	157.30'	154.72'	N 70°48'25" W
C4	96.90'	96.24'	92.34'	N 16°46'42" W
C5	384.98'	323.60'	314.16'	N 79°13'37" W



NOTES

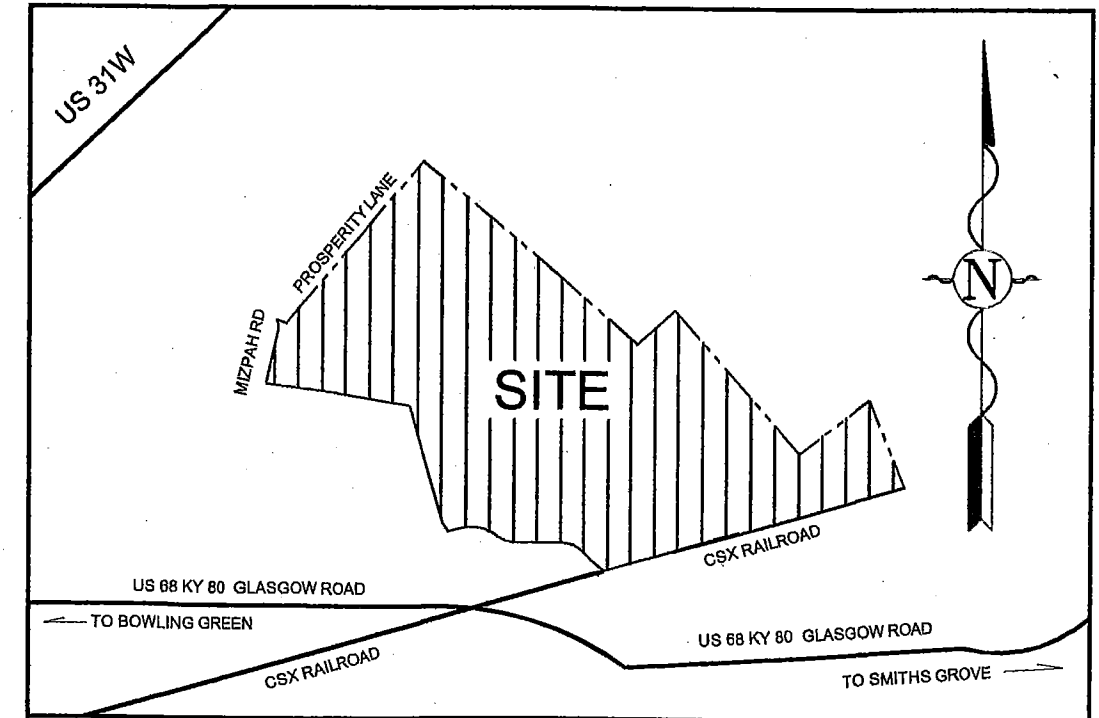
- 1) SOURCE OF TITLE : DEED BOOKS 1207/365, 1197/ 803, 965/199, 1197/668 PLAT BOOKS 43/409-411, 40/413 AS RECORDED IN THE WARREN COUNTY COURT CLERK'S OFFICE
- 2) THIS DRAWING PREPARED BY ROBERT S. EVANS PLS #3320, BOWLING GREEN PUBLIC WORKS, USING A SURVEY BY ARNOLD CONSULTING ENGINEERS DATED 12/12/2019 AND PREVIOUS ANNEXATIONS BG 2013-6 AND BG 2018-20 AS RECORDED IN THE BOWLING GREEN CITY CLERK'S OFFICE, THIS IS NOT A BOUNDARY SURVEY AND SHOULD NOT BE USED AS SUCH. DRAWING IS IN STATE PLANE KY SOUTH 1602

LINE TABLE

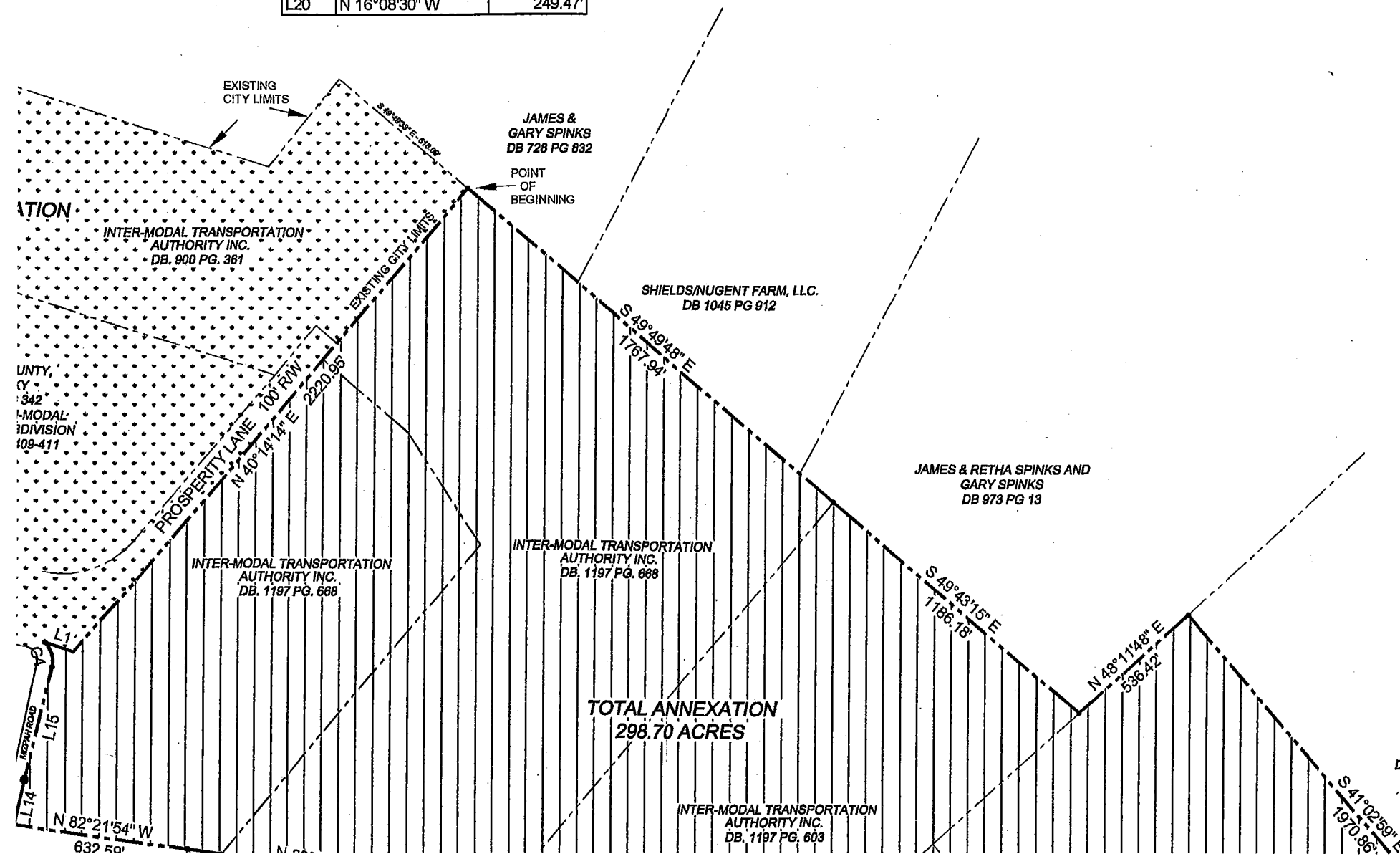
LINE	BEARING	DISTANCE
L1	S 72°05'04" E	107.46'
L2	N 15°45'23" W	15.00'
L3	S 74°17'24" W	286.99'
L4	S 74°17'24" W	412.30'
L5	S 55°50'28" W	31.60'
L6	N 46°07'55" W	159.24'
L7	N 89°01'02" W	548.14'
L8	N 53°55'14" W	68.86'
L9	N 42°05'41" W	382.67'
L10	N 79°27'08" W	87.74'
L11	N 79°29'52" W	250.96'
L12	N 16°12'44" W	287.33'
L13	N 80°51'56" W	124.30'
L14	N 12°19'03" E	168.58'
L15	N 13°07'48" E	421.07'
L16	N 42°13'15" W	165.00'
L17	S 40°43'51" E	5.52'
L18	S 76°28'12" W	161.43'
L19	N 32°40'08" W	101.18'
L20	N 16°08'30" W	249.47'

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	840.00'	163.26'	163.00'	N 51°19'45" W
C2	271.01'	202.86'	198.16'	N 67°34'04" W
C3	250.00'	157.30'	154.72'	N 70°48'25" W
C4	96.90'	96.24'	92.34'	N 16°46'42" W
C5	384.98'	323.60'	314.16'	N 79°13'37" W



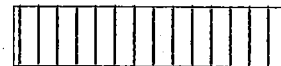
VICINITY MAP
NOT TO SCALE



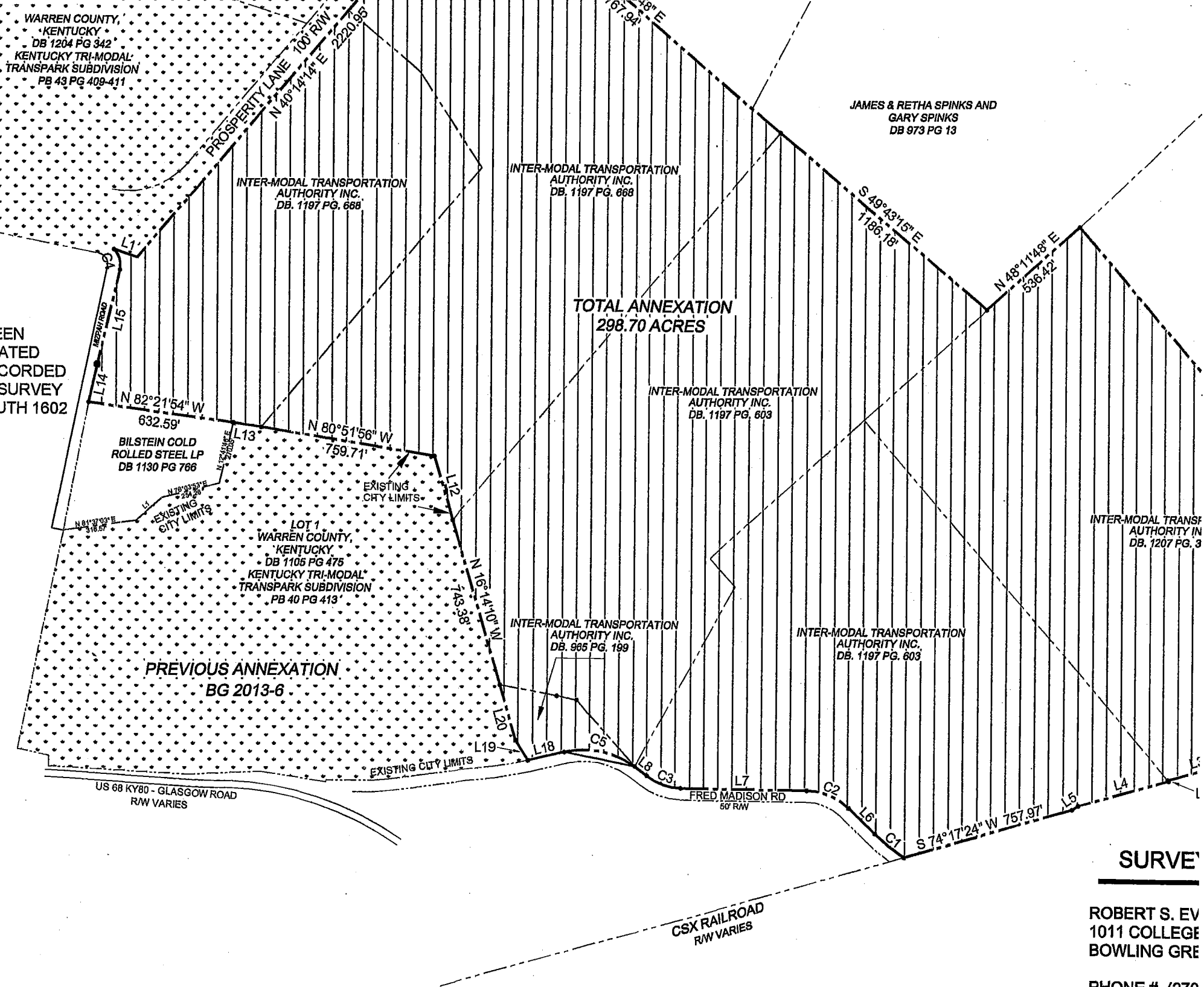
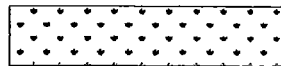
NOTES

- 1) SOURCE OF TITLE : DEED BOOKS 1207/365, 1197/ 803, 965/199, 1197/668
PLAT BOOKS 43/409-411, 40/413 AS RECORDED IN THE WARREN COUNTY
COURT CLERK'S OFFICE
- 2) THIS DRAWING PREPARED BY ROBERT S. EVANS PLS #3320, BOWLING GREEN
PUBLIC WORKS, USING A SURVEY BY ARNOLD CONSULTING ENGINEERS DATED
12/12/2019 AND PREVIOUS ANNEXATIONS BG 2013-6 AND BG 2018-20 AS RECORDED
IN THE BOWLING GREEN CITY CLERK'S OFFICE, THIS IS NOT A BOUNDARY SURVEY
AND SHOULD NOT BE USED AS SUCH. DRAWING IS IN STATE PLANE KY SOUTH 1602

3) ANNEXED AREA 298.70 ACRES =

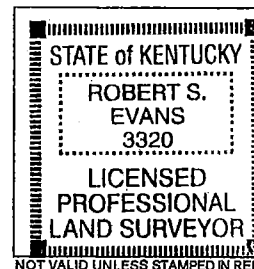


4) PREVIOUS ANNEXED AREAS =



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 PLS# 3320 DATE 12/31/20



SURVEY

ROBERT S. EVANS
1011 COLLEGE
BOWLING GREEN

PHONE # (270)
e-mail - rob.evans

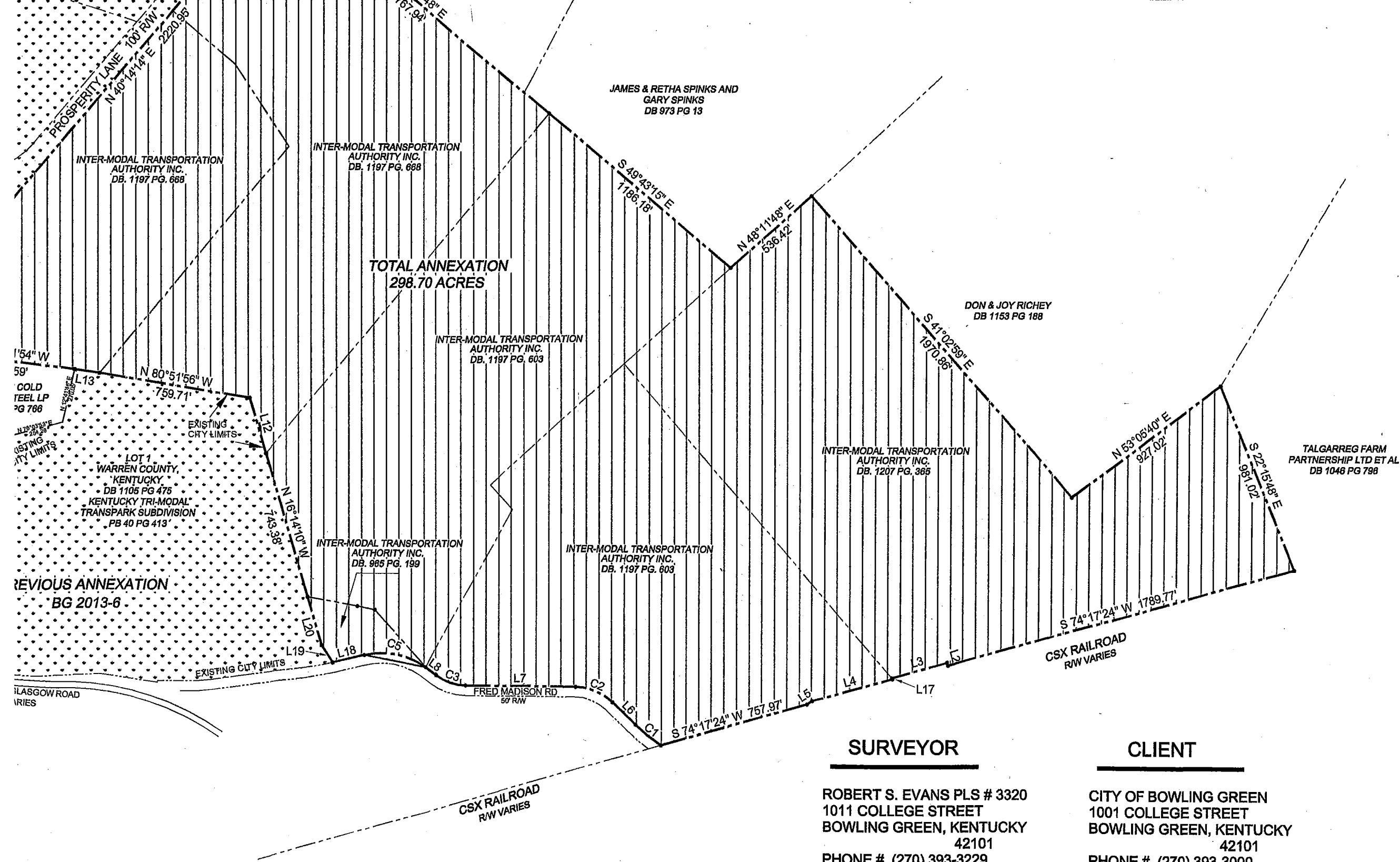


CITY OF BOWLING GREEN

PUBLIC WORKS DEPARTMENT

Date	Revision

PROPOSED ANNEXATION
MIZPAH ROAD

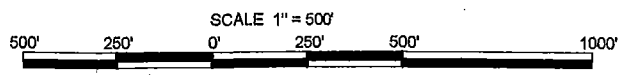


SURVEYOR

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

**PROPOSED ANNEXATION
MIZPAH ROAD**

SHEET 1 OF 1

JOB NO. 20026 SCALE 1" = 500' DATE 12/31/2020