

ORDINANCE NO. BG2022 - 6

ORDINANCE ANNEXING PROPERTY BY CONSENT OF COMMONWEALTH OF KENTUCKY
BY Handie Adams

ORDINANCE ANNEXING 67.069 ACRES OF PROPERTY LOCATED AT THE INTERSECTION OF LOVERS LANE AND MIDDLE BRIDGE ROAD, WITH PROPERTY PRESENTLY OWNED BY BALE OF KENTUCKY LIMITED FAMILY PARTNERSHIP, AND 5.73 ACRES OF RIGHT-OF-WAY, FOR A TOTAL OF 72.799 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, Bale of Kentucky Limited Family Partnership has requested and consented in writing to the annexation of 67.069 acres of property located at the intersection of Lovers Lane and Middle Bridge Road; and,

WHEREAS, the City further recommends the annexation of 5.73 acres of right-of-way located on Lovers Lane; and,

WHEREAS, the City of Bowling Green hereby declares it desirable to annex 67.069 acres of property at the intersection of Lovers Lane and Middle Bridge Road, and approximately 5.73 acres of right-of-way, for a total of 72.799 acres, as described in the attachments to this Ordinance; and,

WHEREAS, the proposed property and right-of-way to be annexed are adjacent or contiguous to the City, and the properties are 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 Bale of Kentucky Limited Family Partnership located on

(Ordinance No. BG2022 - 6)

Middle Bridge Road containing 67.069 acres and right-of-way of 5.73 acres, for a total of 72.799 acres, which properties are identified on the attached map and further described in the attachments to this Ordinance, all of which are contiguous to existing City limits, shall be and are 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 and right-of-way 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 1, 2022, and given final reading on February 15, 2022, and said Ordinance shall be in full force and effect upon signature, recordation and publication in summary pursuant to KRS Chapter 424.

(Ordinance No. BG2022 - 6)


ADOPTED: February 15, 2022

APPROVED: 
Mayor, Chairman of Board of Commissioners

ATTEST: 
City Clerk

SPONSORED BY: Jeffery B. Meisel, City Manager

CERTIFIED TRUE COPY

ATTEST 
CITY CLERK, BOWLING GREEN, KY

Annexation Description

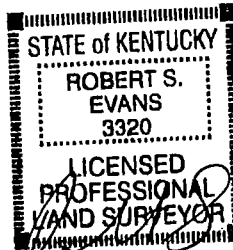
Bale Property – Middle Bridge Road

Being a 72.799 acre tract located adjacent to the city limits of Bowling Green, Kentucky near the intersection of Lovers Lane and Middle Bridge Road and more particularly described as follows:

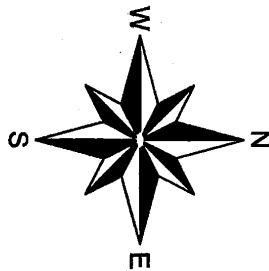
The following description was prepared by Robert S. Evans PLS# 3320, City Surveyor for Bowling Green using documents recorded in the Warren County Court Clerk's office, the Warren County PVA and other available sources: A survey by Arnold Consulting Engineers dated 08/xx/2020, KYTC Plans FD04 114 0880 003-007, ORD # WC 85-39, Deed Book 1049 Page 580, Plat Book 20 Page 144. Plat Book 25 Pages 147-149, and Minor Plat Book 9 Page 25. 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 southeast right-of-way of Lovers Lane and with the existing north right-of-way of Old Lovers Lane which is partially closed and recorded in Plat Book 20 Page 144; thence with said right-of-way South 32 degrees 38 minutes 44 seconds West, 230.54 feet to a point; thence with a curve to the right having a radius of 106.80 feet, an arc length of 124.16 feet, and a chord bearing of South 65 degrees 32 minutes 33 seconds West, 117.29 feet to a point; thence South 81 degrees 27 minutes 59 seconds East, 102.66 feet to a point common to Bale of Kentucky Family Limited Partnership Deed Book 1049 Page 580 and Donna Gossett Deed Book 793 Page 841; thence with Bale and Gossett South 32 degrees 38 minutes 44 seconds West, 305.79 feet to a point in the northeast right-of-way of Middle Bridge Road; thence with said right-of-way with a curve to the left having a radius of 179.55 feet, an arc length of 23.88 feet, and a chord bearing of South 16 degrees 23 minutes 45 seconds East, 23.86 feet to a point; thence with a curve to the left having a radius of 846.39 feet, an arc length of 239.90 feet, and a chord bearing of South 31 degrees 41 minutes 22 seconds East, 239.10 feet to a point; thence South 38 degrees 43 minutes 35 seconds East, 39.87 feet to a point; thence with a curve to the left having a radius of 460.14 feet, an arc length of 97.92 feet, and a chord bearing of South 45 degrees 34 minutes 24 seconds East, 97.73 feet to a point; thence South 52 degrees 34 minutes 26 seconds East, 52.53 feet to a point; thence South 54 degrees 27 minutes 24 seconds East, 419.99 feet to a point; thence with a curve to the left having a radius of 1758.87 feet, an arc length of 172.57 feet, and a chord bearing of South 57 degrees 06 minutes 27 seconds East, 172.50 feet to a point; thence South 59 degrees 41 minutes 14 seconds East, 445.70 feet to a point; thence with a curve to the left having a radius of 9365.51 feet, an arc length of 422.74 feet, and a chord bearing of South 60 degrees 58 minutes 33 seconds East, 422.70 feet to a point in the north right-of-way and common to Union Underwear Inc. Deed Book 1143 Page 326, Plat Book 25 Pages 147-149; thence leaving said right-of-way and with Union Underwear North 07 degrees 52 minutes 39 seconds East, 2546.06 feet to a point common to Lot# 8 Plat Book 25 Page 149; thence with Lot# 8 said line is 21.50 feet parallel with Fruit of the Loom Drive North 81 degrees 18 minutes 37 seconds West, 818.63 feet to a point in the right-of-way of Lovers Lane; thence crossing Fruit of the Loom Drive North 57 degrees 41 minutes 12 seconds East, 91.28 feet to a point; thence with the east right-of-way of Lovers Lane North 17 degrees 37 minutes 31 seconds West, 52.83 feet to a point; thence North 31 degrees 38 minutes 49 seconds East, 110.89⁷² feet to a point; thence with a curve to the left having a radius of 4076.69 feet, an arc length of 487.02 feet, and a chord bearing of North 28 degrees 11 minutes 17 seconds East, 486.73 feet to a point in said right-of-way and in the

existing city limits; thence crossing Lovers Lane North 57 degrees 22 minutes 54 seconds West, 86.16 feet to the west right-of-way of Lovers Lane; thence with said right-of-way South 32 degrees 26 minutes 41 seconds West, 692.23 feet to a point; thence South 33 degrees 45 minutes 12 seconds West, 220.25 feet to a point; thence South 32 degrees 26 minutes 41 seconds West, 500.00 feet to a point; thence South 31 degrees 17 minutes 30 seconds West, 248.42 feet to a point; thence South 35 degrees 02 minutes 33 seconds West, 146.40 feet to a point; thence South 47 degrees 32 minutes 57 seconds West, 144.22 feet to a point in said right-of-way; thence crossing Lovers Lane South 42 degrees 27 minutes 27 seconds East, 74.42 feet to the point of beginning containing 72.799 acres.



1/3/22



HOUSING AUTHORITY
of
BOWLING GREEN
PLAT BOOK 17 PAGE 81

BOWLING GREEN RETIREMENT VILLAGE
PLAT BOOK 17 PAGE 113

SHIVE LANE

PEDIGOE WAY

SONIA GOSSETT
222 MIDDLEBRIDGE RD
MPB 8 PAGE 26

OLD LOVERS LANE R/W
LOT#1 CLOSED AND ADDED TO
LOT#22 BY PLAT BOOK 20 PAGE 144
& ORD# WC 85-39.
LOT#2 HAS NOT BEEN CLOSED

LINE TABLE

LINE	BEARING	DISTANCE
L 1	S 81°27'59" E	102.66'
L 2	S 38°43'35" E	39.87'
L 3	S 62°34'26" E	52.53'
L 4	N 57°41'12" E	91.28'
L 5	N 17°37'31" W	52.83'
L 6	N 31°38'49" E	110.72'
L 7	N 57°22'54" W	86.18'
L 8	S 35°02'33" W	146.40'
L 9	S 47°32'57" W	144.22'
L 10	S 42°27'27" E	74.42'
L 11	S 32°38'44" W	230.54'

POINT
OF
BEGINNING

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CH. BEARING	CH. DISTANCE
C 1	106.80'	124.16'	S 65°32'33" W	117.29'
C 2	179.55'	23.88'	S 16°23'45" E	23.68'
C 3	846.39'	239.90'	S 31°41'22" E	239.10'
C 4	460.14'	97.92'	S 45°34'24" E	97.73'
C 5	1758.87'	172.57'	S 57°06'27" E	172.50'
C 6	9365.51'	422.74'	S 60°58'33" E	422.70'
C 7	4076.69'	487.02'	N 28°11'17" E	486.73'

BALE OF KENTUCKY
FAMILY LIMITED PARTNERSHIP

67.07 ACRES
DB 1049 PG 580

LOT 6
WARREN COUNTY
DB 484 PG 735
PB 25 PG 147-148

NOTES

- THIS DRAWING PREPARED USING DOCUMENTS RECORDED IN THE WARREN COUNTY COURT CLERK'S OFFICE, THE WARREN COUNTY PLAT BOOKS AND OTHER AVAILABLE SOURCES:
- 1) A SURVEY BY ARNOLD CONSULTING ENGINEERS, KYTC PLANS FD04 114, ORD# WC 85-39, DEED BOOK 1049 PAGE 580, PLAT BOOK 20 PAGE 144, PLAT BOOK 25 PAGE 147-148.
 - 2) BEARING AND DISTANCES ON THE DRAWING ARE COUNTER CLOCK-WISE.
 - 3) THIS DRAWING IS ORIENTED TO STATE PLANE COORDINATES KENTUCKY.

TOTAL ANNEX AREA
72.799 ACRES

PROPERTY ANNEXED = 67.069 ACRES
RIGHT-OF-WAY ANNEXED = 5.73 ACRES

HOUSING AUTHORITY
of
BOWLING GREEN
PLAT BOOK 17 PAGE 81

PEDIGO WAY

DONNA GOSSETT
222 MIDDLEBRIDGE RD
MPB 9 PAGE 26

OLD LOVERS LANE RW
LOT#1 CLOSED AND ADDED TO
LOT#22 BY PLAT BOOK 20 PAGE 144
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LOT#2 HAS NOT BEEN CLOSED

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TOTAL ANNEX AREA

72.799 ACRES

PROPERTY ANNEXED = 67.069 ACRES

RIGHT-OF-WAY ANNEXED = 5.73 ACRES

CURVE TABLE

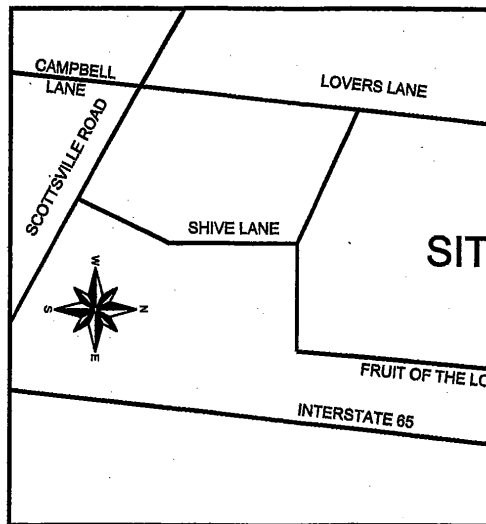
ARC LENGTH	CH. BEARING	CH. DISTANCE
124.16'	S 65°32'33" W	117.29'
23.88'	S 16°23'45" E	23.88'
239.90'	S 31°41'22" E	239.10'
97.92'	S 45°34'24" E	97.73'
172.57'	S 57°08'27" E	172.50'
422.74'	S 60°58'33" E	422.70'
487.02'	N 28°11'17" E	488.73'

BALE OF KENTUCKY
FAMILY LIMITED PARTNERSHIP

67.07 ACRES
DB 1049 PG 580

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THE WARREN COUNTY COURT CLERK'S OFFICE, THE WARREN COUNTY PVA,
1) AND OTHER AVAILABLE SOURCES:
A SURVEY BY ARNOLD CONSULTING ENGINEERS, KYTC PLANS FD04 114 0880 003-007,
ORD# WC 85-39, DEED BOOK 1049 PAGE 580, PLAT BOOK 20 PAGE 144, PLAT BOOK 25 PAGES 147-149,
MINOR PLAT BOOK 9 PAGE 26.
- 2) BEARING AND DISTANCES ON THE DRAWING ARE COUNTER CLOCK-WISE TO MATCH TERRITORIAL LIMITS
- 3) THIS DRAWING IS ORIENTED TO STATE PLANE COORDINATES KENTUCKY SOUTH 1602



VICINITY MAP
NOT TO SCALE

PLAT BOOK 21
PAGE 48

PLAT BOOK 16
PAGE 139

PLAT BOOK 16
PAGE 102

34-1
34-2

33

LOVERS LANE
RW VARIES

FUTURE SHIVE LANE
EXTENSION

FUTURE ISABELLA DRIVE

F THE LOOM DRIVE

BOWLING GREEN GARDENS
CEMETERY

PROPERTY ANNEXED = 07.009 ACRES
RIGHT-OF-WAY ANNEXED = 5.73 ACRES

CURVE TABLE

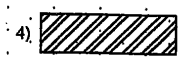
CURVE	RADIUS	ARC LENGTH	CH. BEARING	CH. DISTANCE
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C 6	9365.51'	422.74'	S 60°58'33" E	422.70'
C 7	4076.69'	487.02'	N 28°11'17" E	486.73'

BALE OF KENTUCKY FAMILY LIMITED PARTNERSHIP

67.07 ACRES
DB 1049 PG 580

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3) THIS DRAWING IS ORIENTED TO STATE PLANE COORDINATES KENTUCKY SOUTH 1



R/W ANNEX LOVERS LANE

LOT 7
UNION UNDERWEAR
COMPANY, INC.
DB 473 PG 103,
PB 25 PG 147-149

LOT 2
WARREN COUNTY
DB 484 PG 735
PB 25 PG 147-149

FRUIT OF THE LOOM DRIVE
50' R/W (PB 27 PG 147-149) ~ 24' PVMT.

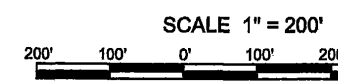
LOT 4
UNION UNDERWEAR
COMPANY, INC.
DB 473 PG 103
PB 25 PG 147-149

PREVIOUS ANNEXATION
BG 83-29

LOT 5
UNION UNDERWEAR
COMPANY, INC.
DB 473 PG 103, DB 473 PG 110
PB 25 PG 147-149

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 1/3/22
ROBERT S. EVANS PL# 3320 DATE



CITY OF BOWLING GREEN

PUBLIC WORKS DEPARTMENT

Date	Revision

PROPERTY ANNEXED = 67.069 ACRES
RIGHT-OF-WAY ANNEXED = 5.73 ACRES

BLÉ

CH. BEARING	CH. DISTANCE
S 65°32'33" W	117.29'
S 16°23'45" E	23.86'
S 31°41'22" E	239.10'
S 45°34'24" E	97.73'
S 57°06'27" E	172.50'
S 60°58'33" E	422.70'
N 28°11'17" E	488.73'

**BALE OF KENTUCKY
MILY LIMITED PARTNERSHIP**
67.07 ACRES
DB 1049 PG 580

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R/W ANNEX LOVERS LANE

LOT 7
UNION UNDERWEAR
COMPANY, INC.
DB 473 PG 103
PB 25 PG 147-149

N 07°52'39" E - 2546.06'

THE LOOM DRIVE
PG 147-149) ~ 24' PVMT.

LOT 4
UNION UNDERWEAR
COMPANY, INC.
DB 473 PG 103
PB 25 PG 147-149

PREVIOUS ANNEXATION
BG 83-29

LOT 5
UNION UNDERWEAR
COMPANY, INC.
DB 473 PG 103, DB 473 PG 110
PB 25 PG 147-149

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" = 200'



WORKS DEPARTMENT

Date	Revision

**ANNEX BALE PROPERTY
MIDDLEBRIDGE ROAD**

SHEET 1 OF 1

JOB NO. 20080 SCALE 1" = 200' DATE 01/03/2022