

RECEIVED AND FILED

DATE Sept. 13, 2022

## ORDINANCE ANNEXING RIGHT-OF-WAY BY CONSENT

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

ORDINANCE ANNEXING 12.708 ACRES OF  
RIGHT-OF-WAY LOCATED ON FREEPORT  
ROAD PRESENTLY OWNED BY WARREN  
COUNTY 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 Warren County has requested and consented in writing to the annexation of 12.708 acres of right-of-way located on Freeport Road; and,

WHEREAS, the City of Bowling Green hereby declares it desirable to annex the 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 right-of-way presently owned by Warren County located on Freeport Road containing 12.708 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 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

(Ordinance No. BG2022 - 43)

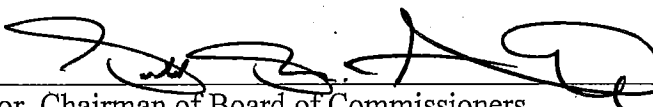
limits of the City in Chapter One of the City of Bowling Green Code of Ordinances to reflect this annexation.


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.

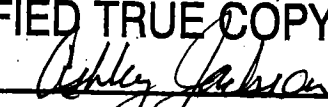
5. This Ordinance is adopted pursuant to KRS 83A.060 in that it was introduced on August 16, 2022, and given final reading on September 6, 2022, and said Ordinance shall be in full force and effect upon signature, recordation and publication in summary pursuant to KRS Chapter 424.

ADOPTED: September 6, 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

### RIGHT-OF-WAY FREEPORT ROAD

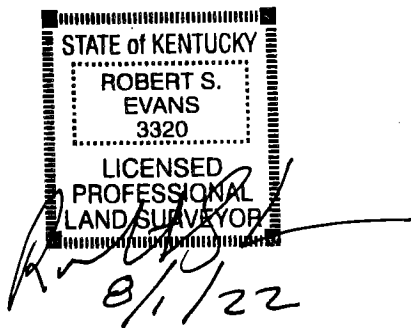
Being a 12.708 acres on Freeport Road. This is a 50' R/W running approximately 2.1 miles from US 31-W and being adjacent to the existing city limits and more particularly described as follows:

The following description prepared by Robert S. Evans PLS # 3320, City Surveyor. Sources used Plat Book 20 Page 26, Plat Book 15 Page 19, Minor Plat Book 11 Page 109, Minor Plat Book 20 Page 111, and Minor Plat Book 1 Page 246 as recorded in the Warren County Court Clerk's office. Also annex ordinances BG2020-35 and BG 2020-35 as recorded in the Bowling Green City Clerk's office. Using a survey by Leftwich Land Surveying Inc. dated 8/17/2021 and survey by Arnold Consulting Engineers of the Talgarreg Farms property dated 03/07/2022. This description based on State Plane coordinates Kentucky South 1602.

Beginning at a point in the existing city limits said point being in the south right-of-way of Freeport Road and a corner to the Inter-Modal Transportation Authority Deed Book 1250 Page 560; thence with said right-of-way North 60 degrees 40 minutes 43 seconds West, 557.44 feet to a point; thence North 61 degrees 26 minutes 16 seconds West, 443.70 feet to a point; thence North 60 degrees 54 minutes 15 seconds West, 415.14 feet to a point; thence North 61 degrees 10 minutes 55 seconds West, 1549.89 feet to a point; thence with a curve to the right having a radius of 225.00 feet, an arc length 118.05 feet, a chord bearing of North 46 degrees 09 minutes 06 seconds West, and a chord distance of 116.70 feet to a point; thence North 31 degrees 07 minutes 16 seconds West, 407.53 feet to a point; thence North 31 degrees 56 minutes 44 seconds West, 610.72 feet to a point; thence North 31 degrees 51 minutes 12 seconds West, 520.23 feet to a point in the west right-of-way of Freeport Road and the south right-of-way of US 31-W (Louisville Road); thence with said right-of-way North 58 degrees 56 minutes 50 seconds East, 50.78 feet to a point in south right-of-way of US 31-W (Louisville Road) and the east right-of-way of Freeport Road; thence with said right-of-way South 31 degrees 51 minutes 12 seconds East, 520.94 feet to a point; thence South 31 degrees 56 minutes 44 seconds East, 611.04 feet to a point; thence South 31 degrees 07 minutes 16 seconds East, 407.89 feet to a point; thence with a curve to the left having a radius of 175.00 feet, an arc length of 91.82 feet, a chord bearing of South 46 degrees 09 minutes 06 seconds East, and a chord distance of 90.77 feet to a point; thence South 61 degrees 10 minutes 55 seconds East, 1550.02 feet to a point; thence South 60 degrees 54 minutes 15 seconds East, 415.03 feet to a point; thence South 61 degrees 26 minutes 16 seconds East, 443.80 feet to a point; thence South 60 degrees

40 minutes 43 seconds East, 557.77 feet to a point; thence South 58 degrees 47 minutes 11 seconds East, 149.96 feet to a point; thence South 58 degrees 48 minutes 45 seconds East, 149.98 feet to a point; thence South 58 degrees 35 minutes 51 seconds East, 674.44 feet to a point; thence South 58 degrees 42 minutes 16 seconds East, 165.78 feet to a point; thence South 58 degrees 44 minutes 58 seconds East, 939.08 feet to a point; thence South 58 degrees 03 minutes 49 seconds East, 79.14 feet to a point; thence South 61 degrees 17 minutes 15 seconds East, 855.28 feet to a point; thence South 61 degrees 16 minutes 56 seconds East, 1661.55 feet to a point; thence with a curve to the left having a radius of 50.00 feet, an arc length of 80.91 feet, a chord bearing of North 72 degrees 21 minutes 36 seconds East, and a chord distance 72.37 feet to a point; thence North 26 degrees 00 minutes 09 seconds East, 241.13 feet to a point; thence with a curve to the right having a radius of 125.00 feet, an arc length of 117.56 feet, a chord bearing of North 52 degrees 56 minutes 42 seconds East, and a chord distance of 113.27 feet to a point; thence North 79 degrees 53 minutes 15 seconds East, 132.72 feet to a point; thence with a curve to the right having a radius of 75.00 feet, an arc length of 38.54 feet, a chord bearing of South 85 degrees 23 minutes 29 seconds East, and a chord distance of 38.12 feet to a point; thence South 70 degrees 40 minutes 12 seconds East, 287.36 feet to a point; thence with a curve to the right having a radius of 125.00 feet, an arc length of 119.35 feet, a chord bearing of South 43 degrees 19 minutes 01 seconds East, and a chord distance of 114.87 feet to a point; thence South 15 degrees 57 minutes 50 seconds East, 310.65 feet to a point; thence with a curve to the left having a radius of 45.00 feet, an arc length of 72.56 feet, a chord bearing of South 61 degrees 44 minutes 00 seconds East, and a chord distance of 64.95 feet to a point; thence North 72 degrees 04 minutes 23 seconds East, 346.88 feet to a point in the north right-of-way of Freeport Road; thence crossing Freeport Road South 15 degrees 36 minutes 25 seconds East, 50.17 feet to a point in the south right-of-way; thence with said right-of-way South 72 degrees 04 minutes 23 seconds West, 344.74 feet to a point; thence with a curve to the right having a radius 95.00 feet, an arc length of 153.18 feet, a chord bearing of North 61 degrees 44 minutes 00 seconds West, and a chord distance of 137.12 feet to a point; thence North 15 degrees 57 minutes 50 seconds West, 310.65 feet to a point; thence with a curve to the left having a radius 75.00 feet, an arc length of 71.61 feet, a chord bearing of North 43 degrees 19 minutes 01 seconds West, and a chord distance of 68.92 feet to a point; thence North 70 degrees 40 minutes 12 seconds West, 287.36 feet to a point; thence with a curve to the left having a radius 25.00 feet, an arc length of 12.85 feet, a chord bearing of North 85 degrees 23 minutes 29 seconds West, and a chord distance of 12.71 feet to a point; thence South 79 degrees 53 minutes 15 seconds West, 132.72 feet to a point; thence with a curve to the left having a radius 75.00 feet, an arc length of 70.54 feet, a chord bearing of South 52 degrees 56 minutes 42 seconds West, and a chord distance of 67.96 feet to a point; thence South 26 degrees 00 minutes 09 seconds West, 241.13 feet to a point; thence with a curve to the right having a radius 100.00 feet, an arc length of 161.82 feet, a chord bearing of South 72 degrees 21 minutes 36 seconds West, and a chord distance of 144.73 feet to a point; thence North 61 degrees 16 minutes 56

seconds West, 1661.55 feet to a point; thence North 61 degrees 22 minutes 59 seconds West, 836.39 feet to a point; thence North 58 degrees 03 minutes 49 seconds West, 100.32 feet to a point; thence North 58 degrees 44 minutes 58 seconds West, 939.74 feet to a point; thence North 58 degrees 42 minutes 15 seconds West, 164.96 feet to a point; thence North 58 degrees 35 minutes 51 seconds West, 674.44 feet to a point; thence North 58 degrees 48 minutes 45 seconds West, 149.98 feet to a point; thence North 58 degrees 57 minutes 59 seconds West, 149.94 feet to the point of beginning containing 12.708 acres.



J PHILLIP WATKINS  
DEED BOOK 645 PAGE 839

US 31W (LOUISVILLE ROAD)  
TO LOUISVILLE

TO BOWLING GREEN

INTER-MODAL  
TRANSPORTATION AUTH.  
DEED BOOK 889 PAGE 547

REX & ANNA DELPH  
DEED BOOK 1235 PAGE 41

STEVE & CAROL SPINKS  
DEED BOOK 1080 PAGE 663

NICOLAS HUDSON  
DEED BOOK 1173 PAGE 460

GARY  
SPINKS  
DEED BOOK 493 PAGE 1

JIMMIE & PATRICA  
MASSEY  
DEED BOOK 988 PAGE 905

JAMES & GARY  
SPINKS  
DEED BOOK 728 PAGE 832

SHELDON/ NUGENT  
FARM LLC  
DEED BOOK 1045 PAGE 912

ANDREW & ELIZABETH  
ALVEY  
DEED BOOK 1187 PAGE 828

CLYDE, JAMES, RETHA & GARY  
SPINKS  
DEED BOOK 973 PAGE 13

CHARLES & VIRGINIA  
ROBERTSON  
DEED BOOK 843 PAGE 71

TOTAL ANNEXATION  
FREEPORT ROAD  
50' R/W  
12.708 ACRES

INTER-MODAL TRANSPORTATION  
AUTHORITY  
DEED BOOK 1250 PAGE 560  
PREVIOUS ANNEX BG 2022-20

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 68°58'50" E	60.78'
L2	S 88°47'11" E	149.96'
L3	S 58°48'45" E	149.98'
L4	N 26°00'09" E	241.13'
L5	N 79°53'15" E	132.72'
L6	S 70°40'12" E	287.36'
L7	S 16°57'50" E	310.66'
L8	N 72°04'23" E	346.68'
L9	S 15°36'28" E	60.17'
L10	S 72°04'23" W	344.74'
L11	N 15°57'50" W	310.66'
L12	N 70°40'12" W	287.36'
L13	S 79°53'15" W	132.72'
L14	S 26°00'09" W	241.13'
L15	N 68°03'49" W	100.32'
L16	N 58°42'16" W	164.96'
L17	N 58°48'45" W	149.98'
L18	N 68°57'59" W	149.94'
L19	S 58°42'16" E	165.78'
L20	S 58°03'49" E	79.14'

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	225.00'	118.06'	116.70'	N 48°09'08" W	30°03'40"
C2	176.00'	91.82'	80.77'	S 48°09'08" E	30°03'40"
C3	60.00'	80.91'	72.37'	N 72°21'36" E	62°42'56"
C4	126.00'	117.56'	113.27'	N 52°56'42" E	53°53'06"
C5	75.00'	38.54'	36.12'	S 55°23'29" E	29°26'34"
C6	126.00'	119.35'	114.87'	S 43°19'01" E	64°42'22"
C7	45.00'	72.68'	64.95'	S 61°44'00" E	62°23'16"
C8	95.00'	163.18'	137.12'	N 61°44'00" W	62°23'16"
C9	75.00'	71.51'	66.02'	N 43°19'01" W	64°42'22"
C10	25.00'	12.55'	12.71'	N 55°23'29" W	29°26'34"
C11	75.00'	70.54'	67.96'	S 62°58'42" W	53°53'06"
C12	100.00'	161.82'	144.73'	S 72°21'36" W	62°42'56"

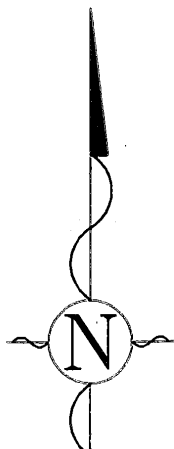
1) SOURCE OF  
MINOR PLAT  
AS RECORD

2) THIS DRAWING  
PUBLIC WORK  
SURVEY BY  
AND PREVIOUS  
IN THE BOWLING  
AND SHOULD  
BEARINGS

3) DRAWING IS

4) ANNEXED A

5) PREVIOUS A



## NOTES

**CURVE TABLE**

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	225.00'	118.05'	118.70'	N 48°09'08" W	30°03'40"
C2	175.00'	91.82'	90.77'	S 48°09'08" E	30°03'40"
C3	50.00'	30.91'	72.37'	N 72°21'38" E	92°42'55"
C4	125.00'	117.68'	119.27'	N 52°58'42" E	53°03'05"
C5	75.00'	38.54'	38.12'	S 85°23'28" E	28°28'34"
C6	125.00'	118.35'	114.87'	S 43°19'01" E	64°42'22"
C7	45.00'	72.58'	64.95'	S 61°44'00" E	92°23'16"
C8	95.00'	163.18'	137.12'	N 61°44'00" W	92°23'16"
C9	75.00'	71.61'	68.82'	N 43°19'01" W	64°42'22"
C10	25.00'	12.86'	12.71'	N 85°23'28" W	28°28'34"
C11	75.00'	70.54'	67.98'	S 62°58'42" W	53°03'05"
C12	100.00'	181.82'	144.73'	S 72°21'38" W	92°42'55"

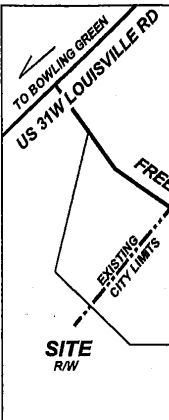
1) SOURCE OF TITLE : PLAT BOOK 20 PAGE 26, PLAT BOOK 15 PAGE 19  
MINOR PLAT BOOK 11 PAGE 109. MINOR PLAT BOOK 20 PAGE 111, MINOR PLAT BOOK 1 PAGE 246  
AS RECORDED IN THE WARREN COUNTY COURT CLERK'S OFFICE.

2) THIS DRAWING PREPARED BY ROBERT S. EVANS PLS #3320, BOWLING GREEN  
PUBLIC WORKS, USING A SURVEY BY LEFTWICH LAND SURVEYING INC, DATED 8/17/2021,  
SURVEY BY ARNOLD CONSULTING ENGINEERS OF THE TALGARREG FARMS DATED 03/07/2022,  
AND PREVIOUS ANNEXATIONS BG 2020-35 AND BG 2022-20 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  
BEARINGS HAVE BEEN ROTATED TO MATCH EXISTING TERRITORIAL LIMITS

3) DRAWING IS ORIENTED TO STATE PLANE COORDINATES KENTUCKY SOUTH 1602

4) ANNEXED AREA 12.708 ACRES = 

5) PREVIOUS ANNEXED AREAS = 



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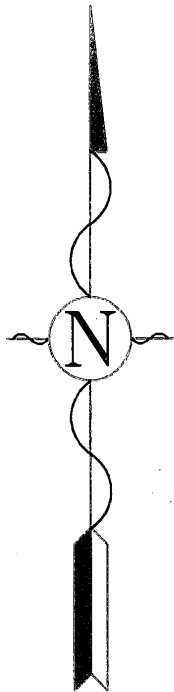
**CHARLES & VIRGINIA  
ROBERTSON  
DEED BOOK 843 PAGE 71**

**TOTAL ANNEXATION  
FREEPORT ROAD  
50' R/W  
12.708 ACRES**

**LYDE, JAMES, RETHA & GARY  
SPINKS  
DEED BOOK 973 PAGE 13**

**INTER-MODAL TRANSPORTATION  
AUTHORITY  
DEED BOOK 1250 PAGE 560  
PREVIOUS ANNEX BG 2022-20**

FRANK & MAMF



DEED B

SHELDON/ NOGENT  
FARM LLC  
DEED BOOK 1045 PAGE 912

ANDREW & ELIZABETH  
ALVEY  
DEED BOOK 1187 PAGE 828

CLYDE, JAMES, RETHA & GARY  
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TOTAL ANNEXATION  
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PREVIOUS ANNEX BG 2022-20

INTER-MODAL TRANSPORTATION  
AUTHORITY  
DEED BOOK 1246 PAGE 786  
DEED BOOK 1246 PAGE 791  
DEED BOOK 1246 PAGE 797  
DEED BOOK 1246 PAGE 803  
232.20 ACRES  
PREVIOUS ANNEX BG 2022-2

TALGARRE  
DEED B  
DEED B

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* 8/9/22  
ROBERT S. EVANS PLS# 3320 DATE

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

NOT VALID UNLESS STAMPED IN RED

SCALE 1" = 500'  
0' 500' 1000'



CITY OF BOWLING GREEN

PUBLIC WORKS DEPARTMENT

Date	Revision



CHARLES & VIRGINIA  
ROBERTSON  
DEED BOOK 843 PAGE 71

TOTAL ANNEXATION  
FREEPORT ROAD  
50' R/W  
12.708 ACRES

INTER-MODAL TRANSPORTATION  
AUTHORITY  
DEED BOOK 1250 PAGE 560  
PREVIOUS ANNEX BG 2022-20

INTER-MODAL TRANSPORTATION  
AUTHORITY  
DEED BOOK 1246 PAGE 786  
DEED BOOK 1246 PAGE 791  
DEED BOOK 1246 PAGE 797  
DEED BOOK 1246 PAGE 803  
232.20 ACRES  
PREVIOUS ANNEX BG 2022-2

TALGARREG FARM PARTNERSHIP, LTD.  
DEED BOOK 1046 PAGE 796  
DEED BOOK 1046 PAGE 792

FRANK & MAME  
WARDLOW  
DEED BOOK 677 PAGE 393

FRANK, FRED, FLORIN, & ALLEN  
WARDLOW  
DEED BOOK 867 PAGE 951

FRANK & LACUILLA  
WARDLOW  
DEED BOOK 450 PAGE 848

LISA DAVIDSON  
DEED BOOK 1179 PAGE 365

WILLIAM & HOLLY  
JACKSON  
DEED BOOK 781 PAGE 53

EVELYN & LAWRENCE  
MASSEY  
DEED BOOK 643 PAGE

FRANK, FRED, FLORIN, & ALLEN  
WARDLOW  
DEED BOOK 867 PAGE 951

**SURVEYOR**

**CLIENT**

ROBERT S. EVANS PLS # 3320  
1011 COLLEGE STREET  
BOWLING GREEN, KENTUCKY  
42101

PHONE # (270) 393-3229  
e-mail - rob.evans@bgky.org

CITY OF BOWLING  
1001 COLLEGE ST  
BOWLING GREEN,

PHONE # (270) 393-

WORKS DEPARTMENT

Date	Revision

ANNEXATION  
R/W FREEPORT ROAD

SHEET 1 OF 1

JOB NO. 22013 SCALE 1" = 500' DATE 07/28/2022