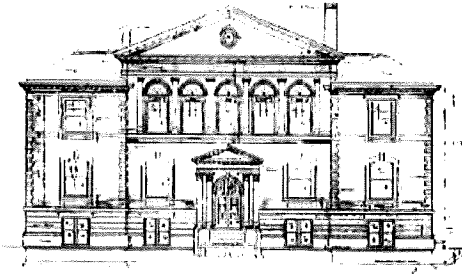


**DEBORAH JENKINS, CFE, CICA**  
*Internal Auditor*

**MARILYN PARRIGIN**  
*Purchasing Agent*

**KIM LANCASTER**  
*Executive Assistant/  
Public Information Officer*



**KATIE SCHALLER, CKMC**  
*Assistant City Manager/City Clerk*

**ASHLEY JACKSON, CMC, CKMC**  
*Assistant City Clerk*

**LAURA HARRIS**  
*Graphic Designer/  
Broadcasting Coordinator*

**CITY OF BOWLING GREEN**  
F O U N D E D 1 7 9 8

**KEVIN D. DEFEBBO**  
*City Manager*

February 7, 2013

RECEIVED AND FILED  
DATE February 27, 2013

Kentucky Secretary of State  
ATTN Kandie Adkinson  
Land Office Division  
Room T40, Capitol Annex  
Frankfort, Kentucky 40601

ALISON LUNDERGAN GRIMES  
SECRETARY OF STATE  
COMMONWEALTH OF KENTUCKY  
BY Kandie Adkinson

IN RE: Annexing 9.87 acres on Smallhouse Road near the intersection of Cave Mill Road,  
including the right-of-way

Dear Ms. Adkinson:

As a result of the adoption and publication of Ordinance No. BG2013-1, unincorporated territory has been annexed by the City of Bowling Green effective upon the ordinance's publication date of February 8, 2013.

A certified copy of the above-referenced ordinance, a description of the property and a map are enclosed for this annexed area.

Sincerely,

Ashley Jackson, CMC, CKMC  
Assistant City Clerk

Enclosures

ORDINANCE NO. BG2013 - 1

RECEIVED AND FILED  
DATE February 22, 2013

ORDINANCE ANNEXING PROPERTY BY CONSENT

ORDINANCE ANNEXING 8.31 ACRES OF PROPERTY LOCATED ON SMALLHOUSE ROAD NEAR THE INTERSECTION OF CAVE MILL ROAD, WITH PROPERTY PRESENTLY OWNED BY SMALLHOUSE ROAD PARTNERS, LLC, AND 1.56 ACRES OF RIGHT-OF-WAY, FOR A TOTAL OF 9.87 ACRES, AND SAID TERRITORY BEING CONTIGUOUS TO EXISTING CITY LIMITS

ALISON LUNDERGAN GRIME  
SECRETARY OF STATE  
COMMONWEALTH OF KENTUCKY  
BY Kandice Adhearn

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, Smallhouse Road Partners, LLC, through its attorney, has requested and consented in writing to the annexation of 8.31 acres of private property located adjacent to the newly developed segment of Smallhouse Road near the intersection of Cave Mill Road; and

WHEREAS, an additional 1.56 acres of Warren County right-of-way to be surrounded by City limits is included in this annexation, for a total of 9.87 acres which is further identified on the attached map; and,

WHEREAS, the City of Bowling Green hereby declares it desirable to annex this 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 property located on Smallhouse Road identified on the attached map and further

**BG2013-1**

(Ordinance No. BG2013 – 1)

described in the attachment to this Ordinance containing a total of 8.31 acres, presently owned by Smallhouse Road Partners, LLC, and 1.56 acres of Warren County right-of-way, for a total of 9.87 acres, all of which is contiguous to existing City limits and 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, Engineering 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.

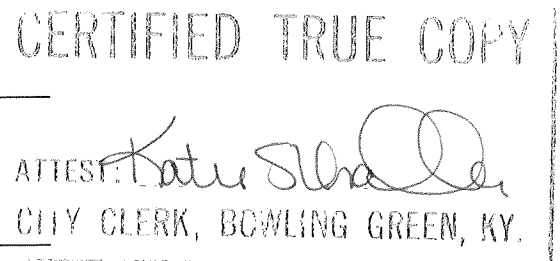
4. All prior Municipal Orders or Ordinances or parts of any Municipal Order or Ordinance in conflict herewith are hereby repealed.

5. This Ordinance is adopted pursuant to KRS 83A.060 in that it was introduced on January 15, 2013, and given final reading on February 5, 2013, and said Ordinance shall be in full force and effect upon signature, recordation and publication in summary pursuant to KRS Chapter 424.

ADOPTED: February 5, 2013

APPROVED: Bruce Wilkinson  
Mayor, Chairman of Board of Commissioners

ATTEST: Kate Shaller  
City Clerk



SPONSORED BY: Kevin D. DeFebbo, City Manager, 01/03/2013, 3:00 p.m.



183 Saint Charles Street  
Bowling Green, Kentucky 42101

- Office: 270-842-0812
- Fax: 270-842-0910
- Email: lei@landmarkengineering.net

[www.landmarkengineering.net](http://www.landmarkengineering.net)

### Annexation Description

**Beginning** at a point, said point is an iron pin found with a 5/8" x 18" rebar with a one (1) inch yellow cap stamped "TLUCAS, KY3569", said pin is located in the existing city limits of Bowling Green, Kentucky and is located in the right-of-way of Cave Mill Road, said pin is also a corner common to a tract conveyed to Bowling Green Senior Living, LLC as recorded in Deed Book 976, Page 854 in the office of the County Clerk of Warren County, Kentucky; thence leaving said right-of-way and a line with Bowling Green Senior Living, LLC, North 05 Degrees 32 Minutes 28 Seconds West, 18.30 feet to an iron pin found, thence North 84 Degrees 27 Minutes 32 Seconds East, 20.00 feet to an iron pin found; thence a line with Bowling Green Senior Living, LLC and then with a tract conveyed to David B. Watts as recorded in Deed Book 378, Page 693 and then with a tract as conveyed to Raymond and Charlotte Brown as recorded in Deed Book 839, Page 175, North 05 Degrees 32 Minutes 28 Seconds West, 775.37 feet to an iron pin found corner common to Brown; thence a line with Brown and then with a tract as conveyed to George and Cara Carter as recorded in Deed Book 930, Page 173, a curve to the right with an arc length of 117.86 feet, a radius of 2894.79 feet, a chord bearing and distance of North 04 Degrees 22 Minutes 29 Seconds West, 117.85 feet to a point in the line of Carter and in the line of the West right-of-way (Sixty foot right-of-way) of Smallhouse Road; thence crossing Smallhouse Road, North 86 Degrees 47 Minutes 30 Seconds East, 60.00 feet to an iron pin found in the East right-of-way line of Smallhouse Road and corner common to a tract as conveyed to James Rhea, et al; thence a line with Rhea, North 80 Degrees 02 Minutes 06 Seconds East, 560.41 feet to an iron pin found with cap stamped KY 1891 corner common to Rhea and a tract as conveyed to Stacy W. and Connie J. Lamb as recorded in Deed Book 876, Page 772; thence a line with Rhea and then with a tract as conveyed to Woodrow T. & Rebecca S. Wilson as recorded in Deed Book 710, Page 210 and then with a tract as conveyed to W.D. Anderson as recorded in Deed Book 801, Page 555, South 04 Degrees 26 Minutes 53 Seconds East, 754.93 feet to an iron pin found with cap stamped KY1891 corner common to Wilson and a tract as conveyed to Mark Manouchehri, et al as recorded in Deed Book 841, Page 172; thence a line with Manouchehri, North 83 Degrees 42 Minutes 42 Seconds West, 558.55 feet to an iron pin set corner common to a tract as conveyed to Church-Latter Day Saints as recorded in Deed Book 449, Page 827; thence continuing with said property, South 05 Degrees 32 Minutes 28 Seconds East, 295.47 feet to an iron pin set; thence South 33 Degrees 14



183 Saint Charles Street  
Bowling Green, Kentucky 42101

- Office: 270-842-0812
- Fax: 270-842-0910
- Email: lei@landmarkengineering.net

[www.landmarkengineering.net](http://www.landmarkengineering.net)

Minutes 42 Seconds East, 37.04 feet to an iron pin set corner common to LDS property and in the line of the North right-of-way of Cave Mill Road; thence a line with said right-of-way the next three calls as follows:

North 78 Degrees 41 Minutes 05 Seconds West, 64.70 feet to an iron pin set,

South 05 Degrees 32 Minutes 28 Seconds East, 12.60 feet to an iron pin set,

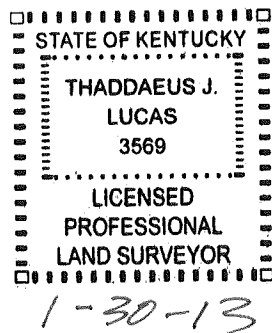
North 79 Degrees 32 Minutes 01 Seconds West, 36.72 feet to the point of beginning and containing 9.87 acres.

The above description was prepared from a physical survey performed on March 14, 2012 by Landmark Engineering, Inc. under the direction of Thaddaeus J. Lucas, Kentucky Licensed Professional Land Surveyor Number 3569 and is subject to all easements and right-of-ways of record and in existence.



THADDAEUS J. LUCAS, KY LPLS #3569

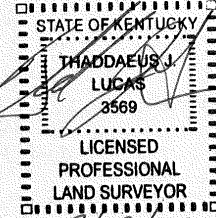
C:\Work\MAJORSUB\2011\11011\Legals\11011-Annexation Description.docx



# ANNEXATION PLAT

## SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THAT THE SURVEY DEPICTED BY THIS PLAT WAS DONE BY PERSONS UNDER MY DIRECT SUPERVISION BY THE METHOD OF RANDOM TRAVERSE WITH SIDE SHOTS. THE SURVEY AS SHOWN HEREON IS A CLASS "A" SURVEY AND THE ACCURACY AND PRECISION OF SAID SURVEY MEETS ALL THE SPECIFICATIONS OF THIS CLASS.



### CURVE TABLE

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	117.86'	2894.79'	2°19'58"	N 04°22'29" W	117.85'
C2	95.55'	145.00'	37°45'17"	N 65°47'40" E	93.83'
C3	28.81'	20.00'	82°32'31"	N 88°11'17" E	26.38'
C4	93.70'	400.00'	13°25'18"	S 43°49'49" E	93.49'
C5	150.64'	450.00'	19°10'47"	N 40°57'04" W	149.94'
C6	163.46'	275.00'	34°03'27"	N 33°30'44" W	161.07'
C7	115.41'	2834.79'	2°19'58"	N 04°22'29" W	115.41'

### ANNEXATION AREAS:

- TOTAL ANNEXED AREA = 9.87 ACRES.
- SMALLHOUSE ROAD R/W TO BE ANNEXED = 1.56 ACRES.
- PRIVATE PROPERTY TO BE ANNEXED = 8.31 ACRES.

### LINE TABLE

LINE	BEARING	DISTANCE
L1	N 05°32'28" W	18.30'
L2	N 84°27'32" E	20.00'
L3	N 86°47'30" E	60.00'
L4	S 33°14'42" E	37.04'
L5	N 78°41'05" W	64.70'
L6	S 05°32'28" E	12.60'
L7	N 79°32'01" W	36.72'

SMALLHOUSE ROAD

R/W VARIES~ PVMT VARIES

BOWLING GREEN SENIOR LIVING LLC  
(MASSEY SPRINGS)  
DEED BOOK 976, PAGE 854

SCALE: 1"=100'



### GENERAL NOTES

- THE METHOD OF RANDOM CLOSED AND DISTANCES AND ALL BEARING NORTH AS PER 83, LAMBERT PR ZONE. CONTROL G.P.S. R.T.K. SUR PER POINT IN A HORIZONTAL PRE IN A STATISTICAL PRECISION.
- ALL SET IRON P ONE INCH CAP S

### CLIENT:

SMALLHOUSE ROAD PARTNERS  
C/O TIM POSTON  
6044 SCOTTSVILLE RD, SUITE 103  
BOWLING GREEN, KY 42104  
PHONE: (270) 784-3344.

HUNTING CREEK DRIVE  
60' R/W ~ PVMT VARIES

CAVE MILL ROAD  
70' R/W ~ PVMT VARIES

EXISTING CHURCH

CHURCH-LATTER DAY SAINTS  
DEED BOOK 449, PAGE 827  
PLAT BOOK 16, PAGE 2

MARK MANOUCHEHRI  
NARGES AZODI NAZEM  
DEED BOOK 841, PAGE 172

W.D. ANDERSON  
DEED BOOK 801, PAGE 555

WOODROW T. & REBECCA S. WILSON  
DEED BOOK 710, PAGE 210  
S 04°26'53" E

STACY W. & CONNIE J. LAMB  
DEED BOOK 876, PAGE 772

WARREN COUNTY  
B.G. CITY LIMITS

JAMES MARK RHEA  
ROY BETH HALE  
DEED BOOK 819, PAGE 728

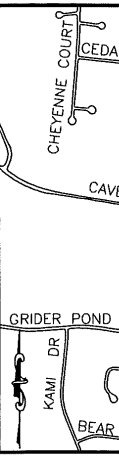
ALICE FAYE  
SPEAKMAN  
DEED BOOK 487, PAGE 26

GEORGE & CARA  
CARTER  
DEED BOOK 930, PAGE 173

RAYMOND & CHARLOTTE  
BROWN  
DEED BOOK 839, PAGE 175

DAVID B. WATTS  
DEED BOOK 378, PAGE 693

WARREN COUNTY  
B.G. CITY LIMITS



SMALLHOUSE  
70' R/W ~