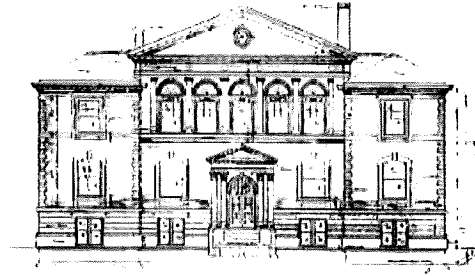


DEBORAH JENKINS, CFE, CICA
Internal Auditor

MARILYN PARRIGIN
Purchasing Agent

KIM LANCASTER
*Executive Assistant/
Public Information Officer*



KATIE SCHALLER, CMC, 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

April 16, 2014

RECEIVED AND FILED
DATE April 23, 2014

Kentucky Secretary of State
ATTN Kandie Adkinson
Capitol Building, 700 Capital Avenue
Frankfort, Kentucky 40601

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

IN RE: Annexation of 2.11 acres located at 5575 Scottsville Road

Dear Ms. Adkinson:

As a result of the adoption and publication of Ordinance No. BG2014-6, unincorporated territory has been annexed by the City of Bowling Green effective upon the ordinance's publication date of April 18, 2014.

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

Sincerely,

Katie E. Schaller
Assistant City Manager/City Clerk

Enclosures

ORDINANCE NO. BG2014 - 6

ORDINANCE ANNEXING PROPERTY BY CONSENT

ORDINANCE ANNEXING 2.11 ACRES OF PROPERTY LOCATED AT 5575 SCOTTSVILLE ROAD, WITH PROPERTY PRESENTLY OWNED BY THE SHELDON FAMILY, LLC., AND SAID TERRITORY BEING CONTIGUOUS TO EXISTING CITY LIMITS, AND FURTHER APPROVING THE AGREEMENT RELATED TO ANNEXATION INCENTIVES

RECEIVED AND FILED
DATE April 23, 2014

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

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 Sheldon Family, LLC., property owner, has requested and consented to the annexation of 2.11 acres of property located at 5575 Scottsville Road; 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; and,

WHEREAS, in Municipal Order No. 2012-183, the Board of Commissioners approved the City of Bowling Green Economic Development Annexation Incentive Policy in order to encourage voluntary annexation of vacant or partially developed property adjacent to the City limits, particularly in areas likely to result in job creation; and,

WHEREAS, the Annexation Incentive Policy targeted five (5) specific areas adjacent to the current City limits and the property being proposed for annexation in this Ordinance is across the road from one of the targeted areas; and,

WHEREAS, the Annexation Incentive Policy authorizes the Board of Commissioners to add

BG2014-6

(Ordinance No. BG2014 – 6)

other target areas to the incentive policy at its discretion; and,

WHEREAS, pursuant to the Annexation Incentive Policy, the property owner consenting to annexation may receive a rebate of City property taxes paid on the annexed property for a period not to exceed five (5) years to aid in covering development costs with the rebate period to begin no later than five (5) years from the date of the annexation; and,

WHEREAS, The Sheldon Family, LLC, has requested the rebate of the City property taxes which requires the execution of an agreement between The Sheldon Family, LLC and the City; and,

WHEREAS, it is in the best interest of the City to add the property at 5575 Scottsville Road as a target area pursuant to the Annexation Incentive Policy and to approve this consensual annexation and the agreement setting out the annexation incentives.

NOW, THEREFORE, BE IT ORDAINED by the City of Bowling Green, Kentucky pursuant to KRS 81A.412 as follows:

1. The property located at 5575 Scottsville Road, identified on the attached map and further described in the attachment to this Ordinance containing a total of 2.11 acres, presently owned by The Sheldon Family, LLC., 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, 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 Board of Commissioners, pursuant to the Annexation Incentive Policy, hereby approves the addition of this property as an annexation target area.

4. The Annexation Incentive Agreement between The Sheldon Family, LLC and the City, a

(Ordinance No. BG2014 – 6)

copy of which is attached to and made a part of this Ordinance, is hereby approved.

5. The Mayor and all other appropriate City officers and officials are authorized and directed to execute this Agreement and any and all other documents necessary to carry out this transaction and to complete this annexation, and the City Manager is to act for and in the name of the City throughout the administration and performance thereof.

6. 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.

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

8. This Ordinance is adopted pursuant to KRS 83A.060 in that it was introduced on April 1, 2014, and given final reading on April 15, 2014, and said Ordinance shall be in full force and effect upon signature, recordation and publication in summary pursuant to KRS Chapter 424.

ADOPTED: April 15, 2014

APPROVED: Melinda M. Hill
Mayor Pro Tem, Board of Commissioners

ATTEST: Katu Silha
City Clerk

CERTIFIED TRUE COPY

ATTEST: Katu Silha
CITY CLERK, BOWLING GREEN, KY.

SPONSORED BY: Kevin D. DeFebbo, City Manager, 03/27/2014, 1:15 p.m.

ANNEXATION SHELDON FAMILY LLC

5575 SCOTTSVILLE ROAD

Being a 2.11 acre tract located at the intersection of US HWY 231 (Scottsville Road) and KY 622 (Plano Road) in Warren County, Kentucky and adjacent to the existing city limits of the City of Bowling Green, Kentucky and being more particularly described as follows:

This description prepared by Robert S. Evans PLS# 3320, City Surveyor, Bowling Green Public Works. Sources for this description are Plat Book 40 Page 342. Deeds 1023/164 1025/189, and 1038/284 as recorded in the Warren County Court Clerk's office. This description is for annexation purposes only and not for the conveyance of property.

Beginning at a point in the west right-of-way of US HWY 231 (Scottsville Road) and the north right-of-way of KY 622 (Plano Road) said point is 55.55' left of centerline station 2+292.279 metric and is in the existing city limits; thence crossing Plano Road S 21°34'20" E, 152.16' to a point in the south right-of-way of Plano Road; thence with the right-of-way of Scottsville Road S 23°53'59" E, 39.56' to a point; thence S 18°11'35" E, 244.07' to a point and corner common to Trustees of Broadway United Methodist Church (DB. 1025 PG. 882) and 42.70' left of centerline station 2+424.99 metric; thence leaving said right-of-way S 69°01'00" W, 99.61' to a point; thence S 41°04'11" W, 74.97' to a point, thence N 51°36'53" W, 60.21' to a point common to Steven Turner (Db. 781 PG. 481); thence with Turner's line and crossing Plano Road N 52°34'29" W, 216.05' to a point in the north right-of-way of Plano Road; thence with said right-of-way N 31°21'57" E, 147.57' to a point; thence N 26°53'47" E, 68.47' to a point; thence N 33°45'21" E, 51.96' to a point, said point being in the existing city limits; thence N 33°45'21" E, 105.32' to a point; thence N 49°18'02" E, 23.32' to the point of beginning containing 2.11 acres.

STATE OF KENTUCKY
ROBERT S.
EVANS
3320
LICENSED
PROFESSIONAL
LAND SURVEYOR
3/27/14

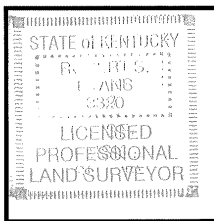
LINE	BEARING	DISTANCE
L1	S 21°34'20" E	152.16'
L2	S 23°53'59" E	39.56'
L3	S 18°11'35" E	244.07'
L4	S 69°01'00" W	99.61'
L5	S 41°04'11" W	74.97'
L6	N 51°36'53" W	60.21'
L7	N 52°34'29" W	216.05'
L8	N 31°21'57" E	147.57'
L9	N 26°53'47" E	68.47'
L10	N 33°45'21" E	51.96'
L11	N 33°45'21" E	105.32'
L12	N 49°18'02" E	23.32'
L13	S 31°21'57" W	23.31'
L14	S 39°53'48" W	66.35'
L15	S 31°21'57" W	70.84'
L16	S 31°21'14" W	30.55'
L17	N 78°19'26" W	40.68'

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	108.00'	364.17'	16°59'33"	S 39°56'57" W	107.61'

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.

Robert S. Evans 3/27/14

ROBERT S. EVANS PLS# 3320 DATE



NOT VALID UNLESS
STAMPED IN RED

JAMES & VERONICA DIEMER
PLAT BOOK 37 PAGE 441

EXISTING CITY LIMITS
CITY OF BOWLING GREEN

STEVEN TURNER
DEED BOOK 781 PAGE 481

SHELDON FAMILY LLC
DEED BOOK 1069 PAGE 849
LOT #1 PLAT BOOK 40 PAGE 342

TRUSTEES OF BROADWAY
UNITED METHODIST CHURCH
DEED BOOK 1025 PAGE 882

NOTES

TOTAL AREA ANNEXED = 2.11 acres
R/W = 0.70 acres
PROPERTY = 1.41 acres

RECORD SOURCES

PLAT BOOK 40 PAGE 342
DEEDS- 1025/164, 1025/189,
1038/284

INTER



C

CITY OF
1001 CO
BOWLIN

PHONE

SUR

ROBERT S
CITY OF B
1011 COL
BOWLING

(270) 393-

SCA

70' 0'



CITY OF BOWLING GREEN

PUBLIC WORKS DEPARTMENT

ANNEXATION SHELDON FAMILY
5575 SCOTTSVILLE RD

SHEE

JOB NO.
14101 SHELDON