

ORDINANCE NO. BG2019 - 8

ORDINANCE REZONING REAL ESTATE

ORDINANCE REZONING A TRACT OF LAND CONTAINING 6.5 ACRES FROM GB (GENERAL BUSINESS) TO PUD (PLANNED UNIT DEVELOPMENT) LOCATED AT 618 LOVERS LANE, PRESENTLY OWNED BY PROPERO II BOWLING GREEN, LLC .

WHEREAS, after proper notice and pursuant to applicable state statutes, the City-County Planning Commission of Warren County, Kentucky held a public hearing in City Hall on February 21, 2019 regarding the proposed rezoning of a tract of land containing 6.5 acres located at 618 Lovers Lane, from GB (General Business) to PUD (Planned Unit Development); and,

WHEREAS, said Planning Commission found the proposed zone change to be in agreement with the adopted Comprehensive Plan; and,

WHEREAS, said Planning Commission, thereafter and during the regular meeting, at said time and place with twelve (12) members of the Board present, by unanimous vote approved a recommendation to rezone a tract of land containing 6.5 acres located at 618 Lovers Lane, from GB (General Business) to PUD (Planned Unit Development), with development plan conditions.

NOW, THEREFORE, BE IT ORDAINED by the City of Bowling Green, Kentucky as follows:

1. The tract of real estate presently owned by Propero II Bowling Green, LLC, containing 6.5 acres located at 618 Lovers Lane, which tract of real estate is more particularly described on the attached maps and incorporated herein as if copied in full, is hereby rezoned from GB (General Business) to PUD (Planned Unit Development), with development plan conditions.
2. 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.
3. All prior Municipal Orders or Ordinances or parts of any Municipal Order or Ordinance in

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conflict therewith are hereby repealed.

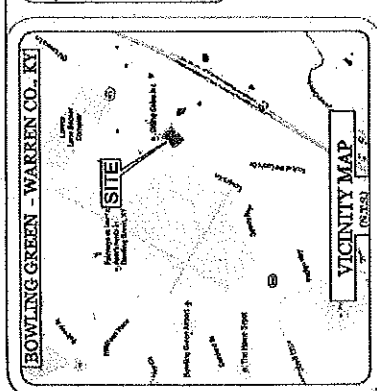
4. This Ordinance is adopted pursuant to KRS 83A.060 in that it was introduced on March 19, 2019, and given final reading on April 16, 2019, and said Ordinance shall be in full force and effect upon signature, recordation and publication in summary pursuant to KRS Chapter 424.

ADOPTED: April 16, 2019

APPROVED: Bruce Wilkerson
Mayor, Chairman of Board of Commissioners

ATTEST: Ashley Jackson
City Clerk

SPONSORED BY: Jeffery B. Meisel, City Manager, 03/08/2019, 10:00 a.m.

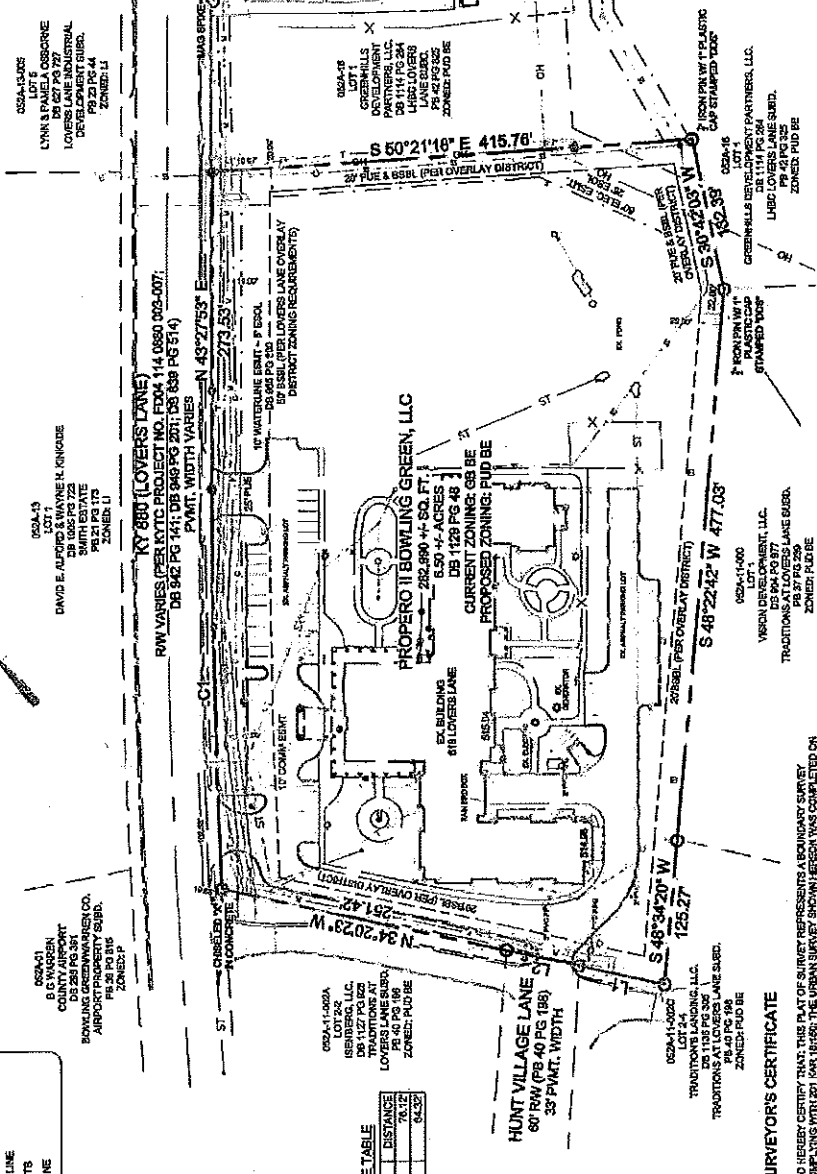


LEGEND

- IRON PIN SET
- 1/2" IRON PIN W/ 1" PLASTIC CAP
- STAMPED "A" ARNOLD 200"
- FOUND UNLESS NOTED
- CONCRETE R/W MONUMENT
- PROPERTY LINE
- SETBACK LINE
- EASEMENTS
- CENTERLINE

PARCEL OWNER, ADDRESS & SOURCE OF TITLE
 PROPERO II BOWLING GREEN, LLC
 4360 BROWNSBORO RD, STE 305
 LOUISVILLE, KY 40207
 DEED BOOK 1128 PAGE 48

GPS NOTE
 THE SURVEY SHOWN HEREON IS BASED ON GPS DATA COLLECTED BY ACESS USING BOTH STATIC AND REAL TIME KINEMATIC DATA COLLECTION. THE DATA WAS COLLECTED THROUGH GPS MEANS WHEN ACCEPTABLE AND BY CONVENTIONAL MEANS FROM GPS CONTROL POINTS WHEN NECESSARY. CONVENTIONAL MEASUREMENTS WERE TAKEN TO ESTABLISH CORNER MONUMENTS BY REDUNDANT MEASUREMENTS WERE TAKEN TO ENSURE THE QUALITY OF THE GPS DATA USED TO ESTABLISH CORNER MONUMENTS.



BOUNDARY LINE TABLE

LINE	BEARING	DISTANCE
L1	N 24° 15' 00\"/>	76.12
L2	N 24° 00' 00\"/>	84.37

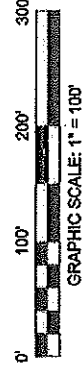
- GENERAL NOTES**
- THE LOCATION OF ALL UTILITIES SHOWN HEREON ARE BASED ON THE FIELD LOCATION OF EXISTING UTILITIES OR AS PLACED OR MARKED BY THEIR RESPECTIVE UTILITY COMPANIES. THERE MAY BE OTHER UNDISCOVERED UTILITIES LOCATED ON THE PROPERTY SHOWN HEREON. NO GUARANTEE IS EXPRESSED OR IMPLIED TO THE ACTUAL LOCATION OF SAID UTILITIES.
 - THE PROPERTY SHOWN HEREON IS SUBJECT TO ANY AND ALL LEGAL EASEMENTS AND RIGHTS-OF-WAYS THAT MAY AFFECT THE PROPERTY SHOWN HEREON, AND ALL FACTS THAT MAY BE DISCLOSED BY A P.L.L.
 - A SURVEYOR'S CURSEY (P.L.L. 2008-001) AND CONVEYING A PROFESSIONAL LAND SURVEYOR OR ONLY PROVIDING A LADDER OR PROFESSIONALLY RECORDED BOUNDARY LINES WHICH MAY OR MAY NOT BE UPHOLD BY A COURT OF LAW, UNWRITTEN RIGHTS MAY OR MAY NOT EXIST ON SUBJECT PROPERTY.
 - THE PROPERTY SHOWN HEREON IS SUBJECT TO ANY AND ALL LEGAL EASEMENTS AND RIGHTS-OF-WAYS RECORDED AND UNRECORDED, INCLUDING BUT NOT LIMITED TO THOSE SHOWN HEREON.
 - ALL IRON PINS SET ARE 1/2\"/>
 - AT THE TIME OF THE RECORD RESEARCH CONDUCTED FOR THIS SURVEY, THE SUBJECT PROPERTY ADDRESS WAS LISTED AS 4360 BOWLING GREEN, KY 40207.
 - THE DATUM FOR THIS SURVEY IS GRID NORTH AS ESTABLISHED BY KENTUCKY STATE PLANE COORDINATES, SOUTH ZONE 1602.

SURVEYOR'S CERTIFICATE

I DO HEREBY CERTIFY THAT THE PLAT OF SURVEY REPRESENTS A BOUNDARY SURVEY COMPLETED WITHIN 1201 (KAR 160.05). THE SURVEY SHOWN HEREON WAS COMPLETED ON [DATE] AND THE SURVEYOR HAS REVIEWED THE RECORDS AND EXAMINED THE ORIGINAL RECORDS FOR MEASURING RECORDED INSTRUMENTS AND ESTABLISHING SURVEY CONTROL AND BY THE METHOD OF RANDOM TRAVERSE, THE UNQUALIFIED MATHEMATICAL ERROR OF THE TRAVERSE AND THE THEORETICAL DISTANCE OF THE CLOSURE SET FORTH BY THE COMMONWEALTH OF KENTUCKY, STANDARDS OF PRACTICE FOR PROFESSIONAL LAND SURVEYORS IN 201 KAR 160.05. THE BEARINGS AND DISTANCES SHOWN HEREON HAVE NOT BEEN ACCURSED FOR CURSIVE TABLE BASED ON GRID NORTH AS ESTABLISHED BY STATE PLANE COORDINATES (SOUTH ZONE 1602). THE SURVEYOR HAS REVIEWED THE RECORDS AND ESTABLISHED THE BOUNDARY LINES AND DISTANCES SHOWN HEREON HAVE NOT BEEN ACCURSED FOR CURSIVE TABLE BASED ON GRID NORTH AS ESTABLISHED BY STATE PLANE COORDINATES (SOUTH ZONE 1602). THE SURVEYOR HAS REVIEWED THE RECORDS AND ESTABLISHED THE BOUNDARY LINES AND DISTANCES SHOWN HEREON HAVE NOT BEEN ACCURSED FOR CURSIVE TABLE BASED ON GRID NORTH AS ESTABLISHED BY STATE PLANE COORDINATES (SOUTH ZONE 1602).

BOUNDARY CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	1500.00'	345.21'	543.17'	N 41° 52' 28\"/>	57.0054°



REZONING EXHIBIT
 OF THE PROPERO II BOWLING GREEN, LLC
 PROPERTY

PROPERO II BOWLING GREEN, LLC
 4360 BROWNSBORO RD STE 305
 LOUISVILLE, KY 40207

SCALE: 1" = 100'

PROJECT NUMBER:
 DRAWN BY: J. HOGUE
 CHECKED BY: S. HESTER
 PREPARED BY:

ARNOLD CONSULTING ENGINEERING SERVICES, INC.
 P.O. BOX 1338 BOWLING GREEN, KY 42101
 PHONE (270) 780-8445

THE PROPERTY SHOWN HEREON DOES NOT LEAVE A FLOOD PRONE AREA ACCORDING TO (FIRM) FLOOD INSURANCE RATE MAP (FIRM) 13080C0014K, REVISION 01/2015. THE SURVEYOR HAS REVIEWED THE RECORDS AND ESTABLISHED THE BOUNDARY LINES AND DISTANCES SHOWN HEREON HAVE NOT BEEN ACCURSED FOR CURSIVE TABLE BASED ON GRID NORTH AS ESTABLISHED BY STATE PLANE COORDINATES (SOUTH ZONE 1602).

PRELIMINARY - NOT FOR LAND TRANSFER
 CHARLES B. HESTER, P.L.S. 4147
 DATE