

ORDINANCE NO. **BG2020 - 42**

ORDINANCE REZONING REAL ESTATE

ORDINANCE REZONING TRACTS OF LAND CONTAINING 296.41 ACRES FROM AG (AGRICULTURE) TO HI (HEAVY INDUSTRIAL) LOCATED AT 0 FRED MADISON ROAD AND 1188 MIZPAH ROAD, PRESENTLY OWNED BY THE INTER-MODAL TRANSPORTATION AUTHORITY, INC. C/O RON BUNCH

WHEREAS, after proper notice and pursuant to applicable state statutes, the City-County Planning Commission of Warren County, Kentucky held a public hearing via video teleconference on November 5, 2020 regarding the proposed rezoning of tracts of land containing 296.41 acres located at 0 Fred Madison Road and 1188 Mizpah Road, from AG (Agriculture) to HI (Heavy Industrial); 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 special meeting, at said time and place with ten (10) members of the Board present, by unanimous vote approved a recommendation to rezone tracts of land containing 296.41 acres located at 0 Fred Madison Road and 1188 Mizpah Road, from AG (Agriculture) to HI (Heavy Industrial), with development plan conditions.

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

1. The tracts of real estate presently owned by the Inter-Modal Transportation Authority, Inc. c/o Ron Bunch, containing 296.41 acres located at 0 Fred Madison Road and 1188 Mizpah Road, which tracts of real estate are more particularly described on the attached maps and incorporated herein as if copied in full, are hereby rezoned from AG (Agriculture) to HI (Heavy Industrial), 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

(Ordinance No. BG2020 - 42)

the validity of the remainder of this Ordinance.

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All prior Municipal Orders or Ordinances or parts of any Municipal Order or Ordinance in conflict therewith are hereby repealed.

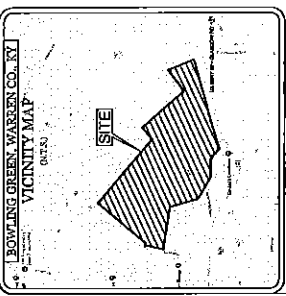
4. This Ordinance is adopted pursuant to KRS 83A.060 in that it was introduced on December 1, 2020, and given final reading on December 15, 2020, and said Ordinance shall be in full force and effect upon signature, recordation and publication in summary pursuant to KRS Chapter 424.

ADOPTED: December 15, 2020

APPROVED: Bruce Wilkerson
Mayor, Chairman of Board of Commissioners

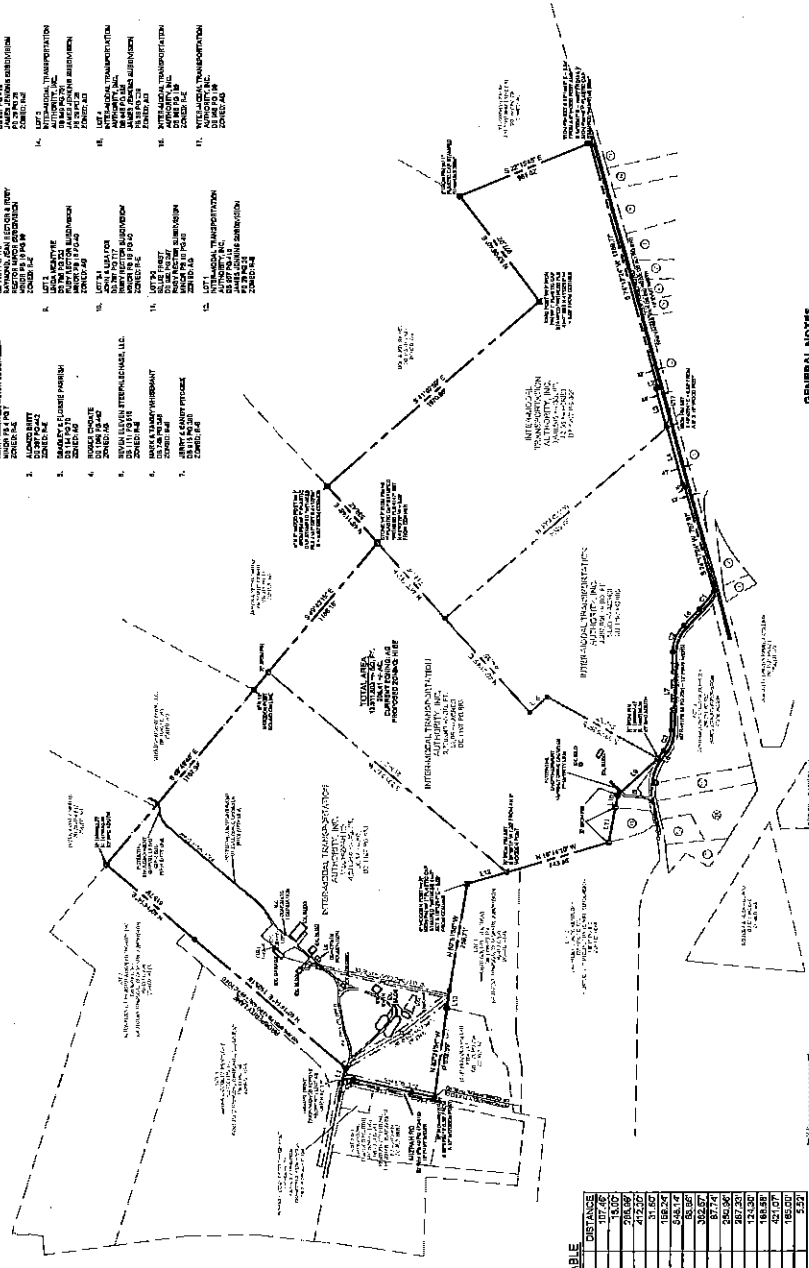
ATTEST: Ashley Jackson
City Clerk

SPONSORED BY: Jeffery B. Meisel, City Manager



ADJACENT PROPERTY OWNER INFORMATION

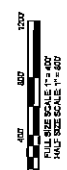
1. HALL, SCOTT A. & WIFE
1000 W. 10TH ST.
BOWLING GREEN, KY 40304
ZONED: R-1
2. ALBERT, JAMES
1000 W. 10TH ST.
BOWLING GREEN, KY 40304
ZONED: R-1
3. BARNETT, JAMES
1000 W. 10TH ST.
BOWLING GREEN, KY 40304
ZONED: R-1
4. BORGES, JAMES
1000 W. 10TH ST.
BOWLING GREEN, KY 40304
ZONED: R-1
5. BORGES, JAMES
1000 W. 10TH ST.
BOWLING GREEN, KY 40304
ZONED: R-1
6. BORGES, JAMES
1000 W. 10TH ST.
BOWLING GREEN, KY 40304
ZONED: R-1
7. BORGES, JAMES
1000 W. 10TH ST.
BOWLING GREEN, KY 40304
ZONED: R-1
8. BORGES, JAMES
1000 W. 10TH ST.
BOWLING GREEN, KY 40304
ZONED: R-1
9. BORGES, JAMES
1000 W. 10TH ST.
BOWLING GREEN, KY 40304
ZONED: R-1
10. BORGES, JAMES
1000 W. 10TH ST.
BOWLING GREEN, KY 40304
ZONED: R-1
11. BORGES, JAMES
1000 W. 10TH ST.
BOWLING GREEN, KY 40304
ZONED: R-1
12. BORGES, JAMES
1000 W. 10TH ST.
BOWLING GREEN, KY 40304
ZONED: R-1
13. BORGES, JAMES
1000 W. 10TH ST.
BOWLING GREEN, KY 40304
ZONED: R-1
14. BORGES, JAMES
1000 W. 10TH ST.
BOWLING GREEN, KY 40304
ZONED: R-1
15. BORGES, JAMES
1000 W. 10TH ST.
BOWLING GREEN, KY 40304
ZONED: R-1



BOUNDARY LINE TABLE

LINE	BEARINGS	DISTANCE
1	S 77° 00' 00" E	117.46
2	S 77° 00' 00" E	117.46
3	S 77° 00' 00" E	117.46
4	S 77° 00' 00" E	117.46
5	S 77° 00' 00" E	117.46
6	S 77° 00' 00" E	117.46
7	S 77° 00' 00" E	117.46
8	S 77° 00' 00" E	117.46
9	S 77° 00' 00" E	117.46
10	S 77° 00' 00" E	117.46
11	S 77° 00' 00" E	117.46
12	S 77° 00' 00" E	117.46
13	S 77° 00' 00" E	117.46
14	S 77° 00' 00" E	117.46
15	S 77° 00' 00" E	117.46
16	S 77° 00' 00" E	117.46
17	S 77° 00' 00" E	117.46

TOTAL AREA OF SURVEY
13,114.00 ± SQ. FT.
298.11 ± ACRES



BOUNDARY CURVE TABLE

CURVE	CHORD BEARING	CHORD LENGTH	CHORD BEARINGS	AREA (SQ. FT.)
C1	S 77° 00' 00" E	117.46	S 77° 00' 00" E	117.46
C2	S 77° 00' 00" E	117.46	S 77° 00' 00" E	117.46
C3	S 77° 00' 00" E	117.46	S 77° 00' 00" E	117.46
C4	S 77° 00' 00" E	117.46	S 77° 00' 00" E	117.46

GENERAL NOTES

1. THE LOCATION OF ALL UTILITIES SHOWN HEREON ARE BASED ON THE FIELD LOCATION OF FOUND VISIBLE OTHER UNDERGROUND UTILITIES LOCATED ON THE PROPERTY BEING HEREON. NO GUARANTEE IS EXPRESSED AS TO THE ACTUAL LOCATION OF SAID UTILITIES.
2. THE PROPERTY BEING HEREON IS SUBJECT TO ANY AND ALL LEGAL EASEMENTS AND ENCUMBRANCES WHICH MAY BE RECORDED IN THE PUBLIC RECORDS OF BOWLING GREEN, KY AND ALL FACTS THAT MAY BE DISCOVERED BY A FULL AND ACCURATE TITLE SEARCH.
3. A BOUNDARY SURVEY DOES NOT DETERMINE LAND OWNERSHIP OR A PROFESSIONAL LAND SURVEYOR'S OBLIGATION TO INVESTIGATE THE TITLE OF ANY PROPERTY BEING SURVEYED. THE PROPERTY BEING HEREON IS SUBJECT TO ANY AND ALL LEGAL EASEMENTS AND ENCUMBRANCES WHICH MAY BE RECORDED IN THE PUBLIC RECORDS OF BOWLING GREEN, KY AND ALL FACTS THAT MAY BE DISCOVERED BY A FULL AND ACCURATE TITLE SEARCH.
4. ALL IRON PINS SET ARE 1/2" X 1/4" IF PINS SET WITHIN 1" YELLOW PLASTIC CAP STAMPED TO REGISTER 8 & 14" UNLESS OTHERWISE NOTED.
5. AT THE TIME OF THE RECORD RESEARCH CONDUCTED FOR THIS SURVEY, THE SUBJECT PROPERTY DID NOT HAVE A DISCONTINUED PHYSICAL ADDRESS.
6. THE DATA FOR THIS SURVEY IS BASED ON THE FIELD LOCATION OF FOUND VISIBLE OTHER UNDERGROUND UTILITIES LOCATED ON THE PROPERTY BEING HEREON. NO GUARANTEE IS EXPRESSED AS TO THE ACTUAL LOCATION OF SAID UTILITIES.
7. THE DATA FOR THIS SURVEY IS BASED ON THE FIELD LOCATION OF FOUND VISIBLE OTHER UNDERGROUND UTILITIES LOCATED ON THE PROPERTY BEING HEREON. NO GUARANTEE IS EXPRESSED AS TO THE ACTUAL LOCATION OF SAID UTILITIES.

SURVEYOR'S CERTIFICATE

I, the undersigned, being duly licensed and qualified as a Professional Land Surveyor, do hereby certify that the plat of survey represented a boundary survey was prepared and executed in accordance with the laws and regulations of the State of Kentucky and that the same is a true and correct representation of the actual survey conducted by me or under my direct supervision and control. I further certify that the same is a true and correct representation of the actual survey conducted by me or under my direct supervision and control. I further certify that the same is a true and correct representation of the actual survey conducted by me or under my direct supervision and control.

C. L. C. & L.
REGISTERED PROFESSIONAL SURVEYOR

PARCEL OWNER, ADDRESS, AND ADDRESS OF RECORD FOR THIS SURVEY
INTERMEDICAL TRANSPORTATION AUTHORITY, INC.
P.O. BOX 11
BOWLING GREEN, KY 40304
DEED BOOK 179 PALE PAGE 186 USED BOOK 1197 PAGE 800 DEED BOOK 1397 PAGE 308

ADDITIONAL INFORMATION
THIS SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE KY SURVEYING ACT AS AMENDED BY HOUSE BILL 1000, WHICH BECAME EFFECTIVE ON JANUARY 1, 2007.

GPS NOTE
THIS SURVEY WAS CONDUCTED USING GPS TECHNOLOGY. THE SURVEYOR HAS TAKEN THE NECESSARY PRECAUTIONS TO ENSURE THE ACCURACY OF THE SURVEY. THE SURVEYOR HAS TAKEN THE NECESSARY PRECAUTIONS TO ENSURE THE ACCURACY OF THE SURVEY. THE SURVEYOR HAS TAKEN THE NECESSARY PRECAUTIONS TO ENSURE THE ACCURACY OF THE SURVEY.

LEGEND

- IRON PIN W/ PLASTIC CAP FOUND UNLESS OTHERWISE NOTED
- CONCRETE MONUMENT
- PROPERTY LINE
- SET BACK LINE
- BOUNDARY MONUMENT
- ENCUMBRANCE
- FENCE LINE

REASONING EXHIBIT
FOR THE INTEREST OF THE STATE OF KENTUCKY
AUTHORITY AND PROPERTY DIVISION
THE JAMES JENKINS SUBDIVISION
INTER-MODAL TRANSPORTATION AUTHORITY, INC.
P.O. BOX 11
BOWLING GREEN, KY 40304

ARNOLD CONSULTING ENGINEERING SERVICES, INC.
P.O. BOX 1338 BOWLING GREEN, KY 42101
PHONE (270) 753-8445

DATE: 07/14/10
DRAWN BY: J. H. HART
CHECKED BY: J. H. HART
PROJECT NUMBER: 1000000000