

ORDINANCE NO. **BG2020 - 21**

ORDINANCE REZONING REAL ESTATE

ORDINANCE REZONING A PORTION OF A TRACT OF LAND CONTAINING 4.68 ACRES FROM HI (HEAVY INDUSTRIAL) TO HB (HIGHWAY BUSINESS) LOCATED AT 5557 NASHVILLE ROAD, PRESENTLY OWNED BY THE BOWLING GREEN AREA ECONOMIC DEVELOPMENT 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 July 2, 2020 regarding the proposed rezoning of a portion of a tract of land containing 4.68 acres located at 5557 Nashville Road, from HI (Heavy Industrial) to HB (Highway Business); 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 call meeting, at said time and place with eleven (11) members of the Board present, by unanimous vote approved a recommendation to rezone a portion of a tract of land containing 4.68 acres located at 5557 Nashville Road, from HI (Heavy Industrial) to HB (Highway Business), with development plan conditions.

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

1. The portion of a tract of real estate presently owned by the Bowling Green Area Economic Development Authority, Inc. c/o Ron Bunch, containing 4.68 acres located at 5557 Nashville Road, 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 HI (Heavy Industrial) to HB (Highway Business), 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

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All prior Municipal Orders or Ordinances or parts of any Municipal Order or Ordinance in conflict therewith are hereby repealed.

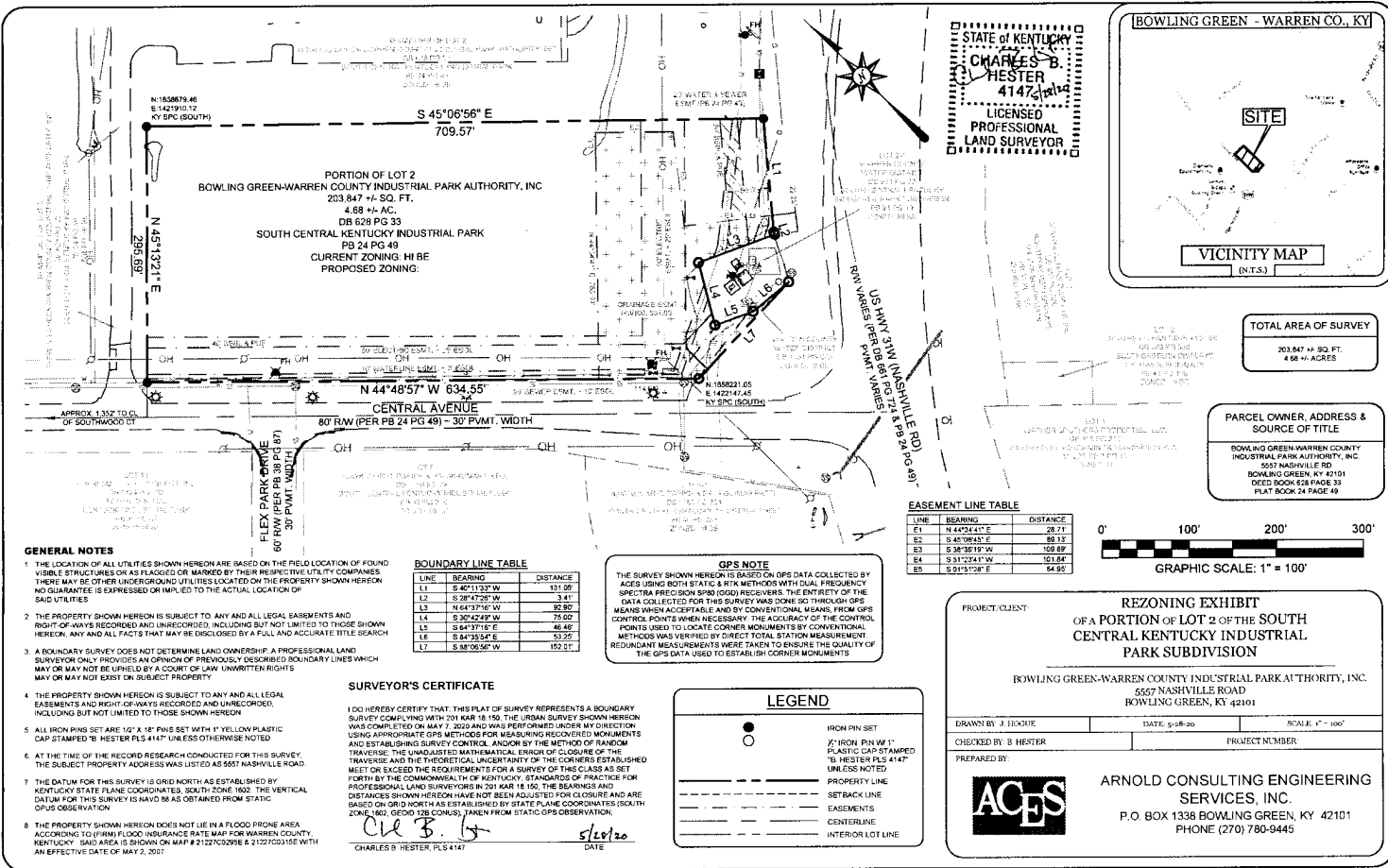
4. This Ordinance is adopted pursuant to KRS 83A.060 in that it was introduced on August 4, 2020, and given final reading on August 18, 2020, and said Ordinance shall be in full force and effect upon signature, recordation and publication in summary pursuant to KRS Chapter 424.

ADOPTED: August 18, 2020

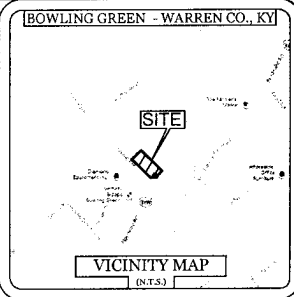
APPROVED: Bruce Wilkerson
Mayor, Chairman of Board of Commissioners

ATTEST: Ashley Jackson
City Clerk

SPONSORED BY: Jeffery B. Meisel, City Manager



STATE OF KENTUCKY
CHARLES B. HESTER
 4147
 LICENSED PROFESSIONAL LAND SURVEYOR

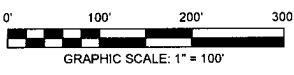


TOTAL AREA OF SURVEY
 203.847 +/- SQ. FT.
 4.68 +/- ACRES

PARCEL OWNER, ADDRESS & SOURCE OF TITLE
 BOWLING GREEN-WARREN COUNTY INDUSTRIAL PARK AUTHORITY, INC.
 5557 NASHVILLE RD.
 BOWLING GREEN, KY 42101
 DEED BOOK 528 PAGE 33
 PLAT BOOK 24 PAGE 49

EASEMENT LINE TABLE

LINE	BEARING	DISTANCE
E1	N 44°24'41" E	28.71
E2	S 45°08'43" E	88.13
E3	S 30°25'59" W	100.88
E4	S 51°22'41" W	101.84
E5	S 01°51'38" E	84.95



- GENERAL NOTES**
1. THE LOCATION OF ALL UTILITIES SHOWN HEREON ARE BASED ON THE FIELD LOCATION OF FOUND VISIBLE STRUCTURES OR AS FLAGGED OR MARKED BY THEIR RESPECTIVE UTILITY COMPANIES. THERE MAY BE OTHER UNDERGROUND UTILITIES LOCATED ON THE PROPERTY SHOWN HEREON. NO GUARANTEE IS EXPRESSED OR IMPLIED TO THE ACTUAL LOCATION OF SAID UTILITIES.
 2. THE PROPERTY SHOWN HEREON IS SUBJECT TO ANY AND ALL LEGAL EASEMENTS AND RIGHT-OF-WAYS RECORDED AND UNRECORDED, INCLUDING BUT NOT LIMITED TO THOSE SHOWN HEREON. ANY AND ALL FACTS THAT MAY BE DISCLOSED BY A FULL AND ACCURATE TITLE SEARCH.
 3. A BOUNDARY SURVEY DOES NOT DETERMINE LAND OWNERSHIP. A PROFESSIONAL LAND SURVEYOR ONLY PROVIDES AN OPINION OF PREVIOUSLY DESCRIBED BOUNDARY LINES WHICH MAY OR MAY NOT BE HELD BY A COURT OF LAW. UNWRITTEN RIGHTS MAY OR MAY NOT EXIST ON SUBJECT PROPERTY.
 4. THE PROPERTY SHOWN HEREON IS SUBJECT TO ANY AND ALL LEGAL EASEMENTS AND RIGHT-OF-WAYS RECORDED AND UNRECORDED, INCLUDING BUT NOT LIMITED TO THOSE SHOWN HEREON.
 5. ALL IRON PINS SET ARE 1/2" X 18" PINS SET WITH 1" YELLOW PLASTIC CAP STAMPED "B HESTER PLS 4147" UNLESS OTHERWISE NOTED.
 6. AT THE TIME OF THE RECORD RESEARCH CONDUCTED FOR THIS SURVEY, THE SUBJECT PROPERTY ADDRESS WAS LISTED AS 5557 NASHVILLE ROAD.
 7. THE DATUM FOR THIS SURVEY IS GRID NORTH AS ESTABLISHED BY KENTUCKY STATE PLANE COORDINATES SOUTH ZONE 1602. THE VERTICAL DATUM FOR THIS SURVEY IS NAVD 83 AS OBTAINED FROM STATIC GPS OBSERVATION.
 8. THE PROPERTY SHOWN HEREON DOES NOT LIE IN A FLOOD PRONE AREA ACCORDING TO FIRM FLOOD INSURANCE RATE MAP FOR WARREN COUNTY, KENTUCKY. SAID AREA IS SHOWN ON MAP # 21227C0295 & 21227D015E WITH AN EFFECTIVE DATE OF MAY 2, 2001.

BOUNDARY LINE TABLE

LINE	BEARING	DISTANCE
L1	S 40°11'33" W	131.66
L2	S 28°47'28" W	3.41
L3	N 61°17'15" W	92.90
L4	S 30°42'49" W	75.62
L5	S 64°37'19" E	46.49
L6	S 64°33'45" E	53.25
L7	S 88°06'56" W	152.51

GPS NOTE
 THE SURVEY SHOWN HEREON IS BASED ON GPS DATA COLLECTED BY ACES USING BOTH STATIC & RTK METHODS WITH DUAL FREQUENCY SPECTRA PRECISION (SPS) RECEIVERS. THE ENTIRETY OF THE DATA COLLECTED FOR THIS SURVEY WAS DONE SO THROUGH GPS MEANS WHICH ACCEPTABLE AND BY CONVENTIONAL MEANS FROM GPS CONTROL POINTS WHEN NECESSARY. THE ACCURACY OF THE CONTROL POINTS USED TO LOCATE CORNER MONUMENTS BY CONVENTIONAL METHODS WAS VERIFIED BY DIRECT TOTAL STATION MEASUREMENT. REDUNDANT MEASUREMENTS WERE TAKEN TO ENSURE THE QUALITY OF THE GPS DATA USED TO ESTABLISH CORNER MONUMENTS.

SURVEYOR'S CERTIFICATE

I DO HEREBY CERTIFY THAT THIS PLAT OF SURVEY REPRESENTS A BOUNDARY SURVEY COMPLYING WITH 201 KAR 18.150. THE SURVEY SHOWN HEREON WAS COMPLETED ON MAY 7, 2020 AND WAS PERFORMED UNDER MY DIRECTION USING APPROPRIATE GPS METHODS FOR MEASURING RECOVERED MONUMENTS AND ESTABLISHING SURVEY CONTROL. ANOMBY THE METHOD OF RANDOM TRAVERSE THE UNADJUSTED MATHEMATICAL ERROR OF CLOSURE OF THE TRAVERSE AND THE THEORETICAL UNCERTAINTY OF THE CORNERS ESTABLISHED MEET OR EXCEED THE REQUIREMENTS FOR A SURVEY OF THIS CLASS AS SET FORTH BY THE COMMONWEALTH OF KENTUCKY. STANDARDS OF PRACTICE FOR PROFESSIONAL LAND SURVEYORS IN 201 KAR 18.150. THE BEARINGS AND DISTANCES SHOWN HEREON HAVE NOT BEEN ADJUSTED FOR CLOSURE AND ARE BASED ON GRID NORTH AS ESTABLISHED BY STATE PLANE COORDINATES (SOUTH ZONE 1602, GEOID 128 CONUS), TAKEN FROM STATIC GPS OBSERVATION.

Charles B. Hester
 CHARLES B. HESTER, PLS 4147
 DATE 5/10/20

LEGEND

○	IRON PIN SET
○	1/2" IRON PIN W/ 1" PLASTIC CAP STAMPED "B HESTER PLS 4147" UNLESS NOTED
---	PROPERTY LINE
---	SETBACK LINE
---	EASEMENTS
---	CENTERLINE
---	INTERIOR LOT LINE

REZONING EXHIBIT
 OF A PORTION OF LOT 2 OF THE SOUTH CENTRAL KENTUCKY INDUSTRIAL PARK SUBDIVISION

BOWLING GREEN-WARREN COUNTY INDUSTRIAL PARK AUTHORITY, INC.
 5557 NASHVILLE ROAD
 BOWLING GREEN, KY 42101

PROJECT CLIENT: BOWLING GREEN-WARREN COUNTY INDUSTRIAL PARK AUTHORITY, INC.

DRAWN BY: J. HOOKE DATE: 5-10-20 SCALE: 1" = 100'

CHECKED BY: B. HESTER PROJECT NUMBER:

PREPARED BY: **ACES** ARNOLD CONSULTING ENGINEERING SERVICES, INC.
 P.O. BOX 1338 BOWLING GREEN, KY 42101
 PHONE (270) 780-9445