

Mailed to
Planning & Zoning
3/20/91

STATEMENT OF BINDING ELEMENTS

This Amended Statement of Binding Elements is filed pursuant to Article XXIII of the Zoning Ordinance/Resolution of Bowling Green, Warren County, Kentucky.

PROPERTY OWNER

MRS. REGINA KIRBY
(Widow)

LEGAL DESCRIPTION

See Exhibit "A" attached hereto, incorporated herein by reference.

BINDING ELEMENTS

1. Proposed lot size for this development shall not be less than one (1) acre, or 43,560 square feet.
2. All lots shall be single family residential lots with no other structures permitted other than detached garages servicing the residence and/or storage buildings to be constructed by same quality material as the main dwelling.
3. Ground floor of the main dwelling, exclusive of open porches and garages, shall not be less than 1,800 square feet in the case of one story structures and not less than 1,500 square feet, in the case of multiple story structures. Each lot shall have a minimum of two (2) car attached or detached garage servicing the main dwelling. These restrictions will cease to be binding elements within two (2) years from this hearing date (November 15, 1990), at which time they shall be put into a plat restriction.
4. Street lighting shall be constructed by the developer and shall be addressed in development plans submitted to Planning Commission.
5. The developer agrees to comply with the minimum standards for fire protection as codified in Ordinance 86-58. The developer further agrees to construct a 6-inch water line from Greathouse Road to the entrance of the development, approximately 4,000 feet.

PHONE 782-1447

69-006

Regina Kirby Farm

Oct. 22, 1990

Source of Title: Deed Book 90, Page 53 & Deed Book 79, Page 403

A certain parcel of land located near the community of Alvaton in Warren County, Kentucky, and being more particularly described as follows:

beginning at an iron pin in the west right-of-way of Old Scottsville Road, said iron pin being a corner to Carver and being approximately 923 feet south of Carver Lane; thence with the right-of-way of Old Scottsville Road S55°29'E 44.69 feet; thence S55°22'E 57.51 feet; thence S49°18'E 52.80 feet; thence S40°40'E 43.94 feet; thence S28°05'E 50.25 feet; thence S15°46'E 70.71 feet; thence S7°01'E 84.65 feet to an iron pin, a corner to Goodnight; thence leaving the road and following the line of Goodnight S79°18'W 595.32 feet to a fence post; thence S11°05'E 315.00 feet to a fence post; thence N77°06'E 528.96 feet to an iron pin in the west right-of-way of Old Scottsville Road; thence with the right-of-way of Old Scottsville Road S7°17'W 45.31 feet; thence S0°43'W 51.95 feet; thence S5°01'E 46.65 feet; thence S16°47'E 53.24 feet; thence S25°19'E 52.97 feet; thence S33°37'E 51.36 feet; thence S37°21'E 63.38 feet; thence S35°51'E 69.85 feet; thence S33°21'E 86.76 feet; thence S33°54'E 96.59 feet; thence S39°24'E 80.37 feet; thence S43°45'E 53.32 feet; thence S50°03'E 61.11 feet; thence S52°32'E 139.32 feet; thence S50°07'E 72.37 feet; thence S45°23'E 71.52 feet; thence S41°50'E 67.82 feet; thence S37°17'E 88.06 feet; thence S36°25'E 49.46 feet; thence S33°51'E 154.83 feet; thence S35°34'E 81.67 feet; thence S38°18'E 63.98 feet; thence

EXHIBIT "A"

89-006

Kirby Farm - Page 2

S44°27'E 58.11 feet; thence S50°27'E 45.15 feet to a fence post, a corner to Isbell; thence leaving the road and following the line of Isbell S59°51'W 566.59 feet to a 24" hickory; thence S62°09'W 2130.90 feet to a fence post, a corner to Shady Farms, Inc.; thence with the line of Shady Farms, Inc., S64°16'W 428.99 feet to an iron pin; thence S64°16'W 390.00 feet to the south side of Drakes Creek; thence with the low water mark of Drakes Creek N49°21'E 183.12 feet; thence N45°23'E 563.25 feet; thence N35°04'E 166.10 feet; thence N0°13'W 266.88 feet; thence N13°09'W 409.13 feet; thence N32°19'W 389.35 feet; thence N38°39'W 228.87 feet; thence N41°18'W 275.69 feet; thence N25°52'W 137.89 feet; thence N24°18'W 648.02 feet to a corner to Carver; thence leaving the creek and following Carver's and Taylor's line N69°16'E 2416.00 feet, passing an iron pin on line at 20.00 feet, to the point of beginning, containing 132.32 acres.

REGINA KIRBY ZONE CHANGE
2991 OLD SCOTTSVILLE ROAD
(Source of Title)

Being the same property conveyed unto J.T. RECTOR, by C.W. POTTER and wife, MARY F. POTTER, by deed dated October 30, 1893 and recorded on October 30, 1893 in Deed Book 79 Page 403 in the office of the Warren County Clerk.

Being the same property conveyed unto J.T. RECTOR, by H.A. MURREY and his wife, BETTIE L. MURREY, by deed dated September 2, 1898 and recorded on February 20, 1899 in Deed Book 90 Page 53 in the office of the Warren County Clerk.

NOTE: J.T. RECTOR died intestate, unmarried in 1933 or 1934 while a resident of Warren County, Kentucky. He left as his only heir at law and next of kin, his daughter, Florence Rector Larmon.

NOTE: FLORENCE RECTOR LARMON died intestate on August 31, 1936 while a resident of Warren County, Kentucky. She left as her only heirs at law and next of kin, her husband, William Eugene Larmon (who died October 22, 1967) and her daughter, Regina Larmon Kirby. Affidavits of Descent regarding J.T. RECTOR and FLORENCE RECTOR LARMON are of record in Deed Book 377 Page 501 and in Deed Book 395 Page 536 in the office of the Warren County Clerk.

EXHIBIT "A"

Page 2

STATE OF KENTUCKY }
COUNTY OF WARREN } SS

I, YVONNE GUY, Clerk of Warren County Court, do certify that the foregoing instrument was this day judged to be and is, with this and the foregoing certificate, duly recorded in my office.
Given under my hand this 19 day of March 1991

YVONNE GUY, CLERK

By Carla Hill D.C.

44011
CLERK
1991
108 PM '91

010