

STATEMENT OF BINDING ELEMENTS

This Statement of Binding Elements is filed pursuant to Section 3.10 and 3.11 of the Joint Zoning Ordinance of Warren County, Kentucky.

Property Owners: Robert Clay Simpson Jr. and Normal Gail Simpson

PVA Parcel Number: 051A-01-073

DESCRIPTION OF AFFECTED PROPERTY AND SOURCE OF TITLE: See Exhibit "A" attached hereto and incorporated herein by reference (the "Property").

BINDING ELEMENTS

I

Vehicular access to the Property from Old Louisville Road shall be through the three existing access points. Any modification in access to the property shall be coordinated with, and approved by, the Kentucky Transportation Cabinet.

II

Freestanding signage on the Property shall not exceed 20 feet in height and may contain a maximum of 100 square feet of sign face area.

III

The following uses shall be prohibited on the Property: bingo parlor, pawn shop, tattoo parlor, adult entertainment; any sale, rental or display of pornography or adult books; sale of live animals or poultry; storage of explosives or ammunition; waste-related uses; confined animal feeding operation; livestock auction; mining; salvage or wrecking of heavy machinery, metal or building materials; auto and truck salvage and wrecking; vehicle repair/body work involving the storage of outdoor parts or vehicles.

* * * * *

The foregoing Binding Elements shall be binding upon the owner, his or her heirs, successors, personal representatives, assigns, the Planning Commission and legislative bodies of Bowling Green and Warren County, Kentucky, as of the date of adoption unless otherwise amended pursuant to Section 3.11.8 of the Joint Zoning Ordinance of Warren County.

IN TESTIMONY WHEREOF, witness the hand of the Property owners on this 27 day of
July, 2017.

PROPERTY OWNERS: Robert Clay Simpson Jr. and Norma Gail Simpson

x Robert Clay Simpson Jr
(Owner)

x Norma Gail Simpson
(Owner)

Commonwealth of Kentucky)
).
County of Warren)

SUBSCRIBED, SWORN TO AND ACKNOWLEDGED before me by Robert Clay Simpson Jr.
and Norma Gail Simpson as property owners on this 27 day of July, 2017.

Jessica M. [Signature]
NOTARY PUBLIC, State of Kentucky at Large
My commission expires: 1/12/2021

PREPARED BY:

Robert Clay Simpson Jr.
181 LAKE BLUFF LN
SCOTTSVILLE, KY 42164-8204

x Robert Clay Simpson Jr

EXHIBIT "A"

Note: All set property corners are 5/8" X 18" iron rebar with a plastic cap stamped "James R. Adams PLS 1891" unless otherwise noted.

Being a certain parcel of land located in Warren County, Kentucky on Old Louisville Road, approximately 2,174.2 feet from the Barren River, and being more particularly described as follows:

Beginning at a set capped iron rod on the northern right of way of Old Louisville Road, said point being the southeast corner of lot 1 of Minor Plat Book 5 Page 45 as recorded in the office of the Warren County Clerk; thence leaving said right of way, and with the line of said Lot 1 N 24°34'37" W a distance of 300.00' to a point, a corner to Hunky Dory II, LLC (Deed Book 1028 Page 913); thence leaving said Lot 1, and with the line of said Hunky Dory II, LLC N 60°06'23" E a distance of 200.00' to a point, thence continuing with the line of said Hunky Dory II, LLC, then with Roman and Natella Safarov (Deed Book 922 Page 111) S 24°34'37" E a distance of 300.00' to a point in the northern right of way of said Old Louisville Road; thence with said right of way S 60°06'23" W a distance of 200.00' to the point of beginning, containing 59,741.9 square feet (1.37 acres).

Being the same property conveyed to Robert Clay Simpson, Jr. and wife, Norma Gail Simpson from Michael Barrick and wife, Patricia Barrick, by deed dated June 6, 2011 recorded in Deed Book 1021 Page 140 in the office of the Warren County, KY Clerk.

DOCUMENT NO: 950211
RECORDED: October 19, 2017 03:04:00 PM
TOTAL FEES: \$13.00
COUNTY CLERK: LYNETTE YATES
DEPUTY CLERK: BRANDY SHOCKLEY
COUNTY: WARREN COUNTY
BOOK: D1149 PAGES: 733 - 735