

APPLICATION TO PLANNING COMMISSION

Subdivision

Bourbon County Joint Planning Commission
525 High Street, Paris, KY 40361 • (859) 987-2150 • Fax (859) 987-2136

Office Use only: MS 19-09 Fee Amount: \$ 150⁰⁰ Date Fee Received: 7/12/19
Application No. _____

1. APPLICANT Ashley Morris & Bradley, Morris
MAILING ADDRESS 1591 Ruddles Mill Road Paris KY 40361
PHONE NO. (859) 707-8817 (HOME) _____ (WORK) _____

2. TYPE OF REQUEST (Check one)
 MINOR SUBDIVISION MAJOR SUBDIVISION
 AMENDED SUBDIVISION PLAT CONSOLIDATION

3. PLEASE CIRCLE: Paris/ Bourbon County/ North Middletown/ Millersburg
4. SUBDIVISION NAME: Ruddles Mill TOTAL ACREAGE: 109.673 NUMBER OF LOTS: 2

5. EXISTING USE: Agricultural & Residential ZONING DISTRICT: R-1

6. LOT INFORMATION (as it pertains to individual application):
Acreage of Original Lots: Property 1- 1+2=109.673 2- 2.673 3- _____ 4- _____ 5- _____
Acreage of Parcel to be divided: 109.673

7. FEE: Refer to Fee Schedule
8. SUPPLEMENTAL INFORMATION: Refer to Article VI of the Subdivision Regulations.

- CHECKLIST:**
- Attach a Legal Description of the Property (include deed book and page number for all tracts comprising the plat)
 - Attach a plan of the proposed use (as described above)
 - Attach a narrative of the proposed use (as described above)
 - Attach a narrative describing any prior actions taken by the Board of Adjustment on this property
 - Attach a list of adjoining property owners (name and address)

APPLICANT SIGNATURE Ashley Morris DATE July 13 19

Applications under zoning regulations involve legal procedures and the satisfaction of legal requirements, often complex, based up the written information in your application and the facts presented at your hearing. If you fail to comply with the procedures, or to satisfy the requirements your application will be subject to denial. Even if your application is approved it could be subject to a neighboring landowners appeal to the Circuit Court. You are not required to employ an attorney but you are encouraged to do so.

DARNELL ENGINEERING, INC.

*P.O. Box 175
Cynthiana, KY 41031
(859) 234-8957-Telephone*

*ENGINEERING & SURVEYING
Allen Patrick Darnell, PE, PLS
allenpatrickdarnell@gmail.com (EMAIL)*

July 12, 2019

File No. 19-4178

Bourbon County Planning Commission
525 High Street, Room 127
Paris, Kentucky 40361

RE: Minor Subdivision Plat @ #1591 Ruddles Mill Road (KY 1940) & Trabu Road, Ruddles Mill,
Bourbon County

Dear Sirs:

Please find transmitted herewith a minor subdivision plat and application. The land use will remain the same-residential. The property is currently zoned R1. To our knowledge, the board of adjustments has taken no previous action in regards to this parcel.

The adjoining property owners are as follows:

WINDY RIDGE FARM LLC, 1407 RUDDLES MILL RD, PARIS KY 40361

Respectfully Submitted,

Darnell Engineering, Inc.

Cc: File

Enclosures

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DEED

THIS DEED OF CONVEYANCE executed this 22nd day of May, 2014, by and between **JOHN SMOOT** and **LORRAIN SMOOT**, husband and wife, with a mailing address of P. O. Box 66, Millersburg, KY 40348, **RONALD CHANSLOR**, a widower, with a mailing address of 1724 Peacock Road, Paris, KY 40361, **DOUGLAS FRYMAN** and **NIDA FRYMAN**, husband and wife, with a mailing address of Concord Road, Carlisle, KY 40311, **GRANT MATHES** and **CATHY MATHES**, husband and wife, with a mailing address of 1587 Fairview Road, Lawrenceburg, KY 40342, **DARRELL MYERS** and **KATHY MYERS**, husband and wife, with a mailing address of Cassidity Creek Road, Carlisle, KY 40311, hereinafter Grantors; and **FRANK L. BURKHARDT** and **GLORIA BURKHARDT**, husband and wife, with a mailing address of 106 Ruddles Mill Road, Paris, KY 40361 and **RICHARD BURKHARDT** and **PAULA BURKHARDT**, husband and wife, with a mailing address of 512 Shawhan Road, Cynthiana, KY 41031, hereinafter Grantees. Current tax year billing address is Frank L. and Gloria Burkhardt, 106 Ruddles Mill Road, Paris, KY 40361.

WITNESSETH:

That for and in consideration of the sum of FIVE HUNDRED EIGHTY-ONE THOUSAND TWO HUNDRED SIXTY-SIX DOLLARS AND NINETY CENTS (\$581,266.90), cash in hand paid by Grantees to Grantors, the receipt of which is hereby acknowledged, Grantors have bargained and sold and do hereby grant and convey an undivided one-half interest unto Frank L. Burkhardt and Gloria Burkhardt, for and during their joint lives, with remainder in fee simple to the survivor of them, their heirs and

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property unto Richard Burkhardt and Paula Burkhardt, for and during their joint lives, with remainder in fee simple to the survivor of them, their heirs and assigns forever, in and to the following described real property located in the County of Bourbon, Commonwealth of Kentucky:

PARCEL 1 (109.673 Acres)

All that certain tract or parcel of land, lying and being located in Bourbon County, Kentucky: and situated on the west side of Ruddles Mill Road (KY 1940) and the south and east sides of Trabu Lane; and more particularly described as follows:

Unless stated otherwise, any monument referred to herein as an "iron pin" is a set #4 rebar, eighteen (18") inches in length, with an orange cap stamped "Darnell 3553." All bearings stated herein are referenced to the Parent Tract. All deed and plat references stated herein are found in the office of the Bourbon County Clerk, unless otherwise stated.

Beginning mag nail at the intersection of the centerlines of Ruddles Mill Road (KY 1940) and Trabu Lane; said point lying N.00°46'02"E. 2,350.46 feet from a mag nail in the center of said road, a corner to Windy Ridge Farm, LLC (D.B. 249, Pg. 479); thence with the center of said Ruddles Mill Road (KY 1940) for four calls as follows: (1) S.01°36'54"E. 107.57 feet to a point, (2) S.04°46'49"E. 35.10 feet to a mag nail, (3) S.00°13'18"E. passing a mag nail at 221.70 feet, in all 834.23 feet to a mag nail, and (4) S.01°41'43"W. 1,374.12 feet to a mag nail, a corner to Windy Ridge Farm, LLC (D.B. 249, Pg. 479); thence with said Windy Ridge Farm, LLC S.84°42'00"W. passing an iron pin bearing "Witness 3553" at 21.88 feet, again at 3,210.15 feet, in all 3,243.90 feet to a point at the center of Trabu Lane; thence with the center of said road for 10 calls as follows: (1) N.40°44'33"E. 363.97 feet to a point, (2) N.39°52'03"E. 679.74 feet to an iron pin bearing "Witness 3553", (3) N.39°05'16"E. 1,241.19 feet to a point, (4) N.47°05'25"E. 46.05 feet to an iron pin, (5) N.57°31'51"E. 57.87 feet to a point, (6) N.64°12'38"E. 394.40 feet to an iron pin bearing "Witness 3553", (7) N.64°04'12"E. 973.93 feet to a point, (8) N.63°07'22"E. 430.68 feet to a point, (9) N.66°50'30"E. 62.31 feet to a point, and (10) N.78°54'03"E. 51.61 feet to the point of beginning containing an area of 109.673 acres more or less, and being subject to any and all easements or right-of-way of record and in existence and in accordance with a survey and plat by Darnell Engineering, Inc. on March 17, 2014. See Plat recorded in Plat Cabinet

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Being a portion of the same property conveyed to Sam R. Ewalt by W.S. Kenton & Frances Kenton by deed dated March 17, 1920 and recorded in Deed Book 106, Page 504. Sam R. Ewalt died testate, a resident of Bourbon County, Kentucky. Pursuant to his Last Will and Testament of record in Will Book X, Page 34, Bourbon County Clerk's Office title vested solely in Nida Ewalt, his wife, for and during her lifetime. Upon her death the real property was devised to his daughters, one-half to Anna Lee Chanslor and one-half to Charme Smoot for and during their lifetimes. Upon their deaths all real property was devised one-half to the issue of each. Nida Ewalt died December 6, 1981, a resident of Bourbon County, Kentucky. Anna Lee Chanslor died in 1986, a resident of Bourbon County, Kentucky. Her Last Will and Testament is of record in Will Book HH, Page 766. At her death the interest of Anna Lee Chanslor vested solely in Ronald Lee Chanslor. See Affidavit of Descent of record in Deed Book 294 Page 477, Bourbon County Clerk's Office, Paris, Kentucky. Charme Smoot died May 24, 2013, a resident of Nicholas County, Kentucky and her Last Will and Testament is of record in Will Book P, Page 141, Nicholas County Clerk's Office, Carlisle, Kentucky. At her death the interest of Charme Smoot vested in Nida Fryman (1/3), John Smoot (1/3), Grant Mathes (1/6) and Kathy Myers (1/6). See Affidavit of Descent of record in Deed Book 294, Page 479, Bourbon County Clerk's Office, Paris, Kentucky.

TO HAVE AND TO HOLD, the above described property, together with all appurtenances and privileges thereunto belonging unto Frank L. Burkhardt and Gloria Burkhardt, an undivided one-half interest in and to the following described real property, their heirs or assigns forever and unto Richard Burkhardt and Paula Burkhardt, an undivided one-half interest in and to the following described real property, their heirs or assigns forever.

Grantors do hereby release and relinquish unto Grantees, their heirs and assigns, all of their right, title and interest in and to the above described property and all exemptions allowed by law, and do hereby covenant to and with said Grantees, their heirs and assigns, that they are lawfully seized in fee simple title to said property and have good right to convey the same as herein done; that said property is free and clear of all