

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:

Application No. MS 19-20 Fee Amount: \$ 150 Date Fee Received: 10/18/19 150

1. APPLICANT Sun Crest Investments, LLC (C/o Keith Grupper)
MAILING ADDRESS 656 Jackstown Road, Paris, KY 40361

PHONE NO. _____ (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: _____ TOTAL ACREAGE: 100 NUMBER OF LOTS: 2

5. EXISTING USE: agriculture ZONING DISTRICT: A1

6. LOT INFORMATION (as it pertains to individual application):
Acreage of Original Lots: Property 1- 78 2- 22 3- _____ 4- _____ 5- _____
Acreage of Parcel to be divided: 78

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)

[Signature] _____ DATE 10-16-19

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)

October 18, 2019

File No. 19-4234

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

RE: Consolidation Plat @ Jackstown Road & Glenn Road, Bourbon County

Dear Sirs:

Please find transmitted herewith a consolidation application and plat. The purpose of this plat is to reconfigure two existing tracts of land. The land use will remain the same, agricultural.

To our knowledge, the board of adjustments has not taken any prior action in regards to this property.

The adjoining property owners are:

OAK LODGE USA LLC, 710 JACKSTOWN RD, PARIS KY 40361
TRIPLE BELL FARMS LLC, P O BOX 718, PARIS KY 40362-0718
JOSEPH D & TATIANA M CHAVIS, 140 GLENN RD, PARIS KY 40361
LANNY D & PATRICIA EARLYWINE, 152 GLENN RD, PARIS KY 40361

Respectfully Submitted,

Darnell Engineering, Inc.

Cc: File
Enclosures

BOOK 271 PAGE 150

DEED



This deed made and entered into this ^{KC} ~~31st~~ day of May, 2007, by and between MARTHA K. ROE, a widow, whose address is 211 Glenn Rd., Paris, Ky. 40361, Party of the First Part, and SUN CREST INVESTMENTS LLC, of 425 Hume-Bedford Road, Paris, Kentucky, Party of the Second Part,

WITNESSETH:

That for and in consideration of the sum of EIGHT HUNDRED THOUSAND DOLLARS (\$800,000.00), cash in hand paid to the first party by the second party, the receipt of all of which is hereby acknowledged, first party has BARGAINED and SOLD, and by these presents does hereby GRANT and CONVEY unto the second party, its successors and assigns forever, the following described real property, to-wit:

P1
That certain tract of land lying at the intersection of the Jackstown & Glenn Road, in Bourbon County, Kentucky, and more particularly described as follows: BEGINNING at a point in the center of the Jackstown Road, a corner to Smith and running with the line of Smith S 41 degrees 15" E 2372.0' to a post in the line of Hanley; thence running first with the line of Hanley, and thence the line of Ford (formerly) S 49 degrees 15" W 1006.0' to a post; a corner to Tract 3: thence with the line of Tract 3, N 37 degrees 45" W 1049.0' to a post; thence with the line of Tract 3, S 50 degrees 35" W 931.0' to a point in the center of the Glenn Road; thence with the center of the Glenn Road, N 39 degrees 50" W 440.0'; thence with the center of said road N 29 degrees 25" W 91.5'; thence with the center of said road, N 24 degrees 25" W 868.5' to a point where the center of the Glenn Road intersects the center of the Jackstown Road; thence with the center of the Jackstown Road, N 56 degrees 25" E 126.5'; thence with the center of the Jackstown Road, N 51 degrees E 1466.0' to the point of BEGINNING and containing 78.33 acres of land.

P2
That certain tract of land lying on the east side of the Glenn Road in Bourbon County, Kentucky, and more particularly described as follows: BEGINNING at a post in the center of Glenn Road, a corner to Ford (formerly) and running with the center of said road, N 30 degrees 50' ^{West}

BOOK 271 PAGE 151

degrees 35' E 931.0' to a post in the line of Tract 1; thence with the line of Tract 1, S 37 degrees 45 mins. E 1049.0' to a post in the line of Ford (formerly); thence with the line of Ford (formerly) S 49 degrees 15 mins. W 893.0' to the point of BEGINNING and containing 22.16 acres of land. There is excepted 5.10 acres of the same previously conveyed in Deed Book 160, Page 117, which contains a full description thereof.

Being the same property conveyed to Tom Roe a/k/a William T. Roe and Martha K. Roe, husband and wife, with survivorship by deeds of record in Deed Book 199, Page 473, in Deed Book 133, Page 545 in the Office of the Clerk of the Bourbon County Court. The said Tom Roe died testate, a resident of Bourbon County, Kentucky on March 28, 2002, and the property passed to First Party pursuant to survivorship rights in said deeds.

TO HAVE AND TO HOLD, together with all appurtenances thereunto belonging unto said Second Party, its successors and assigns forever, with Covenant of General Warranty, subject to restrictions and easements of record and applicable zoning regulations.

CONSIDERATION CERTIFICATE

The parties hereto state that the consideration reflected in this deed is the full consideration paid for the property. The second party joins this deed for the sole purpose of certifying the consideration, pursuant to K.R.S. 382.135.

IN TESTIMONY WHEREOF, witness the signatures of the Parties hereto, this 3rd day of May, 2007.

PARTY OF THE FIRST PART

Martha K Roe

MARTHA K. ROE

PARTY OF THE SECOND PARTY

Martha K Roe, manager

SUN CREST INVESTMENTS LLC