

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 20-23 Fee Amount \$ 150⁰⁰ Date Fee Received: 12/16/2020

1. APPLICANT Bane & Colleen Robertson

MAILING ADDRESS 854 Hume Bedford 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: 120 NUMBER OF LOTS: 2

5. EXISTING USE: agriculture ZONING DISTRICT: A1

6. LOT INFORMATION (as it pertains to individual application):

Acreeage of Original Lots: Property 1- 1+3 = 114.574; 2- 5.786
2- _____ 3- _____ 4- _____ 5- _____

Acreeage of Parce. to be divided: 114

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)

Bane & Colleen Robertson

11/19/2020

APPLICANT SIGNATURE

DATE

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)

December 18, 2020

File No. 20-4568

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

RE: Consolidation @ Hume Bedford Road (KY 1939), Bourbon County

Dear Sirs:

Please find transmitted herewith a consolidation application and plat. The purpose of this plat is to consolidate a 5.863 acres parcel with an existing 5.786 acre parcel. 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:

ELIZABETH STATION FARMS INC, 405 HOLIDAY RD, LEXINGTON KY 40502
BRAD & ANN W MITCHELL, 211 BOURBON ACRES, PARIS KY 40361
DAVID LEWIS & BONNIE ANN ALLEN, 201 BOURBON ACRES, PARIS KY 40361
CYNTHIA L & BRANSON EUBANK, 185 BOURBON ACRES, PARIS KY 40361
ROBERT & JUDY BABER, 179 BOURBON ACRES, PARIS KY 40361
PAUL & REBECCA SANDFORT, 171 BOURBON ACRES, PARIS KY 40361
MARJORIE P ROE, 167 BOURBON ACRES, PARIS KY 40361
ADAM MCKENZIE, 163 BOURBON ACRES, PARIS KY 40361
AMY & JOHN MASON, 157 BOURBON ACRES RD, PARIS KY 40361
BRYAN & TRACY MATTOX, 151 BOURBON ACRES, PARIS KY 40361
MYRON & MARY K FRYER, 139 BOURBON ACRES, PARIS KY 40361
WOODROW A & LINDA L BERRY, 135 BOURBON ACRES, PARIS KY 40361
CHARLES G & PEGGIE J SHREWSBURY, 131 BOURBON ACRES, PARIS KY 40361
JESSICA & CHAD DAVIS, 123 BOURBON ACRES, PARIS KY 40361
JACK G TUCKER, JR & DEEDIE G TUCKER, 107 BOURBON ACRES, PARIS KY 40361

Respectfully Submitted,

Darnell Engineering, Inc.

Cc: File

Enclosures

RETAx Pd #114.00
9 Feb 1994
Richard Shipp Esq
Cec

217 | 495

2/24/94
Mailed to
Robertson

DEED

THIS DEED, made and entered into this 4th day of February, 1994, by and between U. G. Robertson and Frances Robertson, his wife, Kent Robertson and Mary Robertson, his wife, and Bane Robertson and Colleen Robertson, his wife, of 854 Hume-Bedford Road, Paris, Kentucky 40361, parties of the FIRST PART, and Billy G. Hopkins, TRUSTEE, party of the SECOND PART, and Bane Robertson and Colleen Robertson, husband and wife, of 854 Hume-Bedford Road, Paris, Kentucky 40361, parties of the THIRD PART.

W I T N E S S E T H:

That for and in consideration of the sum of One Dollar (\$1.00) paid by the parties of the third part to the parties of the first part, and the immediate reconveyance by the party of the second part, as trustee, to the parties of the third part, for and during their joint lives with remainder in fee simple to the survivor of them, his or her heirs and assigns forever, the parties of the first part do hereby grant and convey, with covenant of GENERAL WARRANTY unto the party of the second part, as TRUSTEE, his heirs and assigns and successors in trust, forever, the following described real estate, to-wit:

That certain tract or parcel of land lying and being on the Hume-Bedford Road in Bourbon County, Kentucky, with all improvements thereon, plat of which tract is of record in Plat Cabinet B, Page 198 of the Bourbon County Clerk's Office and more particularly described as follows:

BEGINNING at a point in the center of the road; thence N 11 deg. 47' 22" W 1172.13 feet; thence S 86 deg. 18' 00" W 50.86 feet; thence N 02 deg. 49' 00" W 320.00 feet; thence N 86 deg. 18' 00" E 155.00 feet; thence S 09 deg. 14' 48" E 321.47 feet; thence S 86 deg. 18' 00" W 51.62 feet; thence S 19 deg. 29' 44" E 1198.87 feet; thence S 84 deg. 41' 00" W 250 feet to the point of beginning, containing 5.786 acres.

Being a portion of the same property conveyed to U. G. Robertson, Kent Robertson and Bane



Robertson by Silas C. Cleaver III and Michelle M. Cleaver, his wife, by deed dated November 30, 1993, and of record in Deed Book 217, Page 90 of the Bourbon County Clerk's Office.

This conveyance is made subject to all easements and restrictions of record and applicable zoning regulations.

And in consideration of and pursuant to the trust agreement to reconvey the real estate hereinabove described, the party of the second part, as Trustee, does hereby grant and convey, with covenant of SPECIAL WARRANTY, the said above described real estate unto the parties of the third part, for and during their joint lives with remainder in fee simple to the survivor of them, his or her heirs and assigns forever.

TO HAVE AND TO HOLD the above described property together with all the appurtenances and privileges thereunto belonging unto the parties of the third part, for and during their joint lives with remainder in fee simple to the survivor of them, his or her heirs and assigns forever.

IN WITNESS WHEREOF, the said parties of the first part and the said party of the second part, as Trustee, have hereunto set their hands, this the day and year first above written.

U. G. Robertson
U. G. ROBERTSON

Frances Robertson
FRANCES ROBERTSON

Kent Robertson
KENT ROBERTSON

Mary Robertson
MARY ROBERTSON

Bane Robertson
BANE ROBERTSON

Colleen Robertson
COLLEEN ROBERTSON

Billy G. Hopkins, Trustee
BILLY G. HOPKINS, TRUSTEE

STATE OF KENTUCKY)
) SCT.
COUNTY OF BOURBON)

The foregoing instrument was acknowledged before me this 4th day of February, 1994, by U. G. Robertson and Frances

12-7-93
Mailed to:
U.A. Robertson's
74 Hume
Bedford
Paris, Ky

217/90

\$350.00 tax
paid 12-2-93
Betty J. Wenton Heick
C.B.C.C.

DEED

THIS DEED, made and entered into this the 3rd day of November, 1993, by and between Silas C. Cleaver III and Michele M. Cleaver, his wife; of 2020 Maysville Road, Carlisle, Kentucky 40311, GRANTORS, and U. G. Robertson, Kent Robertson and Bane Robertson d/b/a Robertson Farm of 74 Hume-Bedford Road, Paris, Kentucky 40361, GRANTEES.

W I T N E S S E T H:

That for and in consideration of the sum of Three Hundred Fifty Thousand Dollars (\$350,000.00), cash in hand paid, and the receipt of which is hereby acknowledged, the grantors have bargained and sold and do hereby grant and convey unto the grantees, in equal shares as tenants in common, their heirs and assigns forever, the following described real estate situated in Bourbon County, Kentucky, to-wit:

All that tract or parcel of land situated on the northerly side of the Hume-Bedford Pike three miles west of Paris, in Bourbon County, Kentucky, and more fully described and bounded as follows, to-wit:

BEGINNING at a point in the center of the Hume and Bedford Pike, corner to H. T. Judy; thence with the center of the Hume and Bedford Pike for two calls S 84 deg. 41' W 1380.7 feet and N 88 deg. 39' W 838.3 feet to a corner with Ferguson; thence with the line of Ferguson N 02 deg. 52' E 2427 feet to a corner with Ferguson; thence with the line of Ferguson and continuing with the line of H. T. Judy S 88 deg. 20' E 2218.5 feet to a corner with H. T. Judy; thence with the line of H. T. Judy S 03 deg. 12' W 2254.8 feet to the beginning, and containing 120.36 acres.

Being the same property conveyed to Silas C. Cleaver III by deed dated November 30, 1993, and of record in Deed Book 217, Page 87 of the Bourbon County Clerk's Office.

This conveyance is made subject to all easements and restrictions of record and applicable zoning regulations.

TO HAVE AND TO HOLD the above described property,





DEED

THIS DEED made and entered into this 26th day of January 2006, by and between **THE ESTATE OF U. G. ROBERTSON III, KENT B. ROBERTSON EXECUTOR**, with a mailing address of 2445 Brookshire Circle, Lexington, Kentucky 40515, party of the first part, and **KENT ROBERTSON, being the same person as Kent B. Robertson**, a married person, **Devisee under the Will of U. G. Robertson III** of 2445 Brookshire Circle, Lexington, Kentucky 40515; party of the second part; **AND BANE ROBERTSON, being the same person as Bane U. G. Robertson**, a married person, of 854 Hume Bedford Road, Paris, Kentucky 40361, **Devisee under the Will of U. G. Robertson III**, of 249 Holly Lane, Paris, Kentucky 40361, party of the third part;

WITNESSETH:

NOW, THEREFORE, for the purpose of distribution of the Estate of U. G. Robertson III and under the terms of the Will of U. G. Robertson III of record in Will Book UU, Page 762, Bourbon County Court Clerk's Office, party of the first part has bargained and sold and does hereby grant and convey unto the party of the second part, **KENT ROBERTSON, being the same person as Kent B. Robertson**, a married person and the son of U. G. Robertson III, an undivided one-sixth interest in and to the following described real estate, with remainder in fee simple, his heirs and assigns forever; and unto the party of the third part, **BANE ROBERTSON, being the same person as Bane U. G. Robertson**, a married person and the son of U. G. Robertson III, an undivided one-sixth interest in and to the following described real estate, with remainder in fee simple, his heirs and assigns forever; and with the Covenant of **GENERAL WARRANTY** all of the first party's right, title and interest in and to the following described real property located in Bourbon County, Kentucky:

06 JAN 30 PM 3:19

RECORDED FOR RECORD
RICHARD STRIP EADS
BOURBON COUNTY CLERK

ALL that tract or parcel of land situated on the northerly side of the Hume-Bedford Pike three miles west of Paris, in Bourbon County, Kentucky, and more fully described and bounded as follows, to wit:

BEGINNING at a point in the center of the Hume and Bedford Pike, corner to H. T. Judy; thence with center of Hume and Bedford Pike for two calls S 84 deg. 41' W 1380.7 feet and N 88 deg. 39' W 838.3 feet to a corner with Ferguson; thence with the line of Ferguson N 02 deg. 52' E 2427 feet to a corner with Ferguson; thence with the line of Ferguson and continuing with the line of H. T. Judy S 88 deg. 20' E 2218.5 feet to a corner with H. T. Judy; thence with the line of H. T. Judy S 03 deg. 12' W 2254.8 feet to the beginning, and containing 120.36 acres.

AND BEING the same property conveyed to U. G. Robertson, Kent Robertson and Bane Robertson, d/b/a Robertson Farm, by Deed dated November 3, 1993, and of record in Deed Book 217, Page 90, Bourbon County Court Clerk's Office. Said U. G. Robertson died testate on June 2, 2005 a resident of Bourbon County, Kentucky, and pursuant to his will of record in Will Book UU, Page 762, Bourbon County Court Clerk's Office, and the Order of Appointment entered on June 29, 2005 in Bourbon District Court, Probate Division, Case No. 05-P-00108, Kent B. Robertson was named and appointed Executor of The Estate of U. G. Robertson III. Pursuant to the provisions under the Will of U. G. Robertson III the hereinabove-described real property was devised and bequeathed solely to Bane Robertson and Kent Robertson.

EXCEPTION:

THERE IS EXCEPTED from the above tract that certain land conveyed to Bane Robertson and Colleen Robertson, by Deed dated February 4, 1994, and of record in Deed Book 217, Page 495, Bourbon County Court Clerk's Office containing 5.786 acres and being more particularly described as follows:

BEGINNING at a point in the center of the road; thence N 11° 47' 22" W 1172.13 feet; thence S 86° 18' 00" W 50.86 feet; thence N 02° 49' 00" W 320.00 feet; thence N 86° 18' 00" E 155.00 feet; thence S 09° 14' 48" E 321.47 feet; thence S 86° 18' 00" W 51.62 feet; thence S 19° 29' 44" E 1198.87 feet; thence S 84° 41' 00" W 250 feet to the point of beginning, containing 5.786 acres.

TO HAVE AND TO HOLD the above described property together with all appurtenances and privileges thereunto belonging, unto the party of the second part, **KENT ROBERTSON, being the same person as Kent B. Robertson**, a married person and the son of U. G. Robertson III, an undivided one-sixth interest in and to said real property, with remainder in fee simple, his heirs and assigns forever; and unto the party of the third part **BANE ROBERTSON, being the same person as Bane U. G. Robertson**, a married person and the son of U. G. Robertson III, an undivided one-sixth interest in and to said real property, with remainder in fee simple, his heirs and assigns forever; the above described real property together with all appurtenances and privileges thereunto belonging, and with the Covenant of **GENERAL WARRANTY** subject, however, to easements and restrictions of record.

IN TESTIMONY WHEREOF the party of the first part has hereunto signed this Deed on this date, which is first above written.

THE ESTATE OF U.G. ROBERTSON III
by and through his Executor Kent B.
Robertson


KENT B. ROBERTSON, EXECUTOR