

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 20-24 Fee Amount: \$ 150 Date Fee Received: 12/16/2020

1. APPLICANT Brummy Homes, LLC

MAILING ADDRESS P.O. Box 301, Paris, KY 40362

PHONE NO. (859) 749-7251 (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: Greystone TOTAL ACREAGE: 8.29 NUMBER OF LOTS: 3

5. EXISTING USE: residential ZONING DISTRICT: R4

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

Acreeage of Original Lots: Property 1-1+4=3.070; 2+3=2.783; 5=2.444 5- _____

Acreeage of Parcel to be divided: 3.070 & 2.783

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

12/05/2020
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. 20-4582

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

RE: Double Consolidation @ Clintonville Road (KY 1678) & Greystone Court, Paris, Bourbon
County

Dear Sirs:

Please find transmitted herewith a double consolidation application and plat. The purpose of this plat is to consolidate a 2.549 acre and a 2.814 acre parcel with an existing 2.444 acre parcel. The land use will remain the same-residential.

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

The adjoining property owners are:

SARAH WADE & BRETT GREENE, 455 CLINTONVILLE RD, PARIS, KY 40361
ED & PAULA MARCUM, 451 CLINTONVILLE RD, PARIS KY 40361Y 40361
BRUMMY HOMES LLC, PO BOX 301, PARIS KY 40362
CHRISTOPHER L BROMAGEN, P O BOX 301, PARIS KY 40362-0301
KENTUCKY UTILITIES CO, ONE QUALITY ST, LEXINGTON KY 40506
TERRACE PARK LLC, 1100 SPURLOCK LN, NICHOLASVILLE KY 40356

Respectfully Submitted,

Darnell Engineering, Inc.

Cc: File

Enclosures

REAL ESTATE TAX PAID AMT \$ 95⁰⁰
RICHARD STIPP EADS, BCC
DATE 5-24-18 BY RSE BCC by SW DC

Deed BOOK 307 PAGE 336

AFTER RECORDING RETURN TO:
JACK MARTIN GOINS
ATTORNEY AT LAW
315 Pleasant Street
Paris, Kentucky 40361

DEED

THIS DEED made and entered into this 24th day of May 2018, by and between **RICKY A. CLAYPOOL** and **CLAUDIA L. CLAYPOOL**, husband and wife, of 179 Southland Dr., Paris, KY 40361, parties of the first part, and **BRUMMY HOMES, LLC**, a Kentucky limited liability company, of P. O. Box 301, Paris, KY 40362, party of the second part; transfer year taxes in care of Brummy Homes, LLC, P. O. Box 301, Paris, KY 40362.

WITNESSETH:

For and in consideration of the sum of **NINETY-FIVE THOUSAND DOLLARS** (\$95,000.00) paid to the parties of the first part by the party of the second part, the receipt of all of which the parties of the first part hereby acknowledge, the parties of the first part hereby bargain, sell and convey unto the party of the second part, in fee simple, its successors and assigns forever, and with the Covenant of **GENERAL WARRANTY**, all of the first parties' right, title and interest in and to the following described real property located in Bourbon County, Kentucky:

All those certain tracts or parcels of land, lying and being located in Bourbon County, Kentucky: and situated on the south side of Greystone Court and the east side of Clintonville Road (KY 1678); 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 Plat Cabinet C, Sheet 254. All deed and plat references stated herein are found in the office of the Bourbon County Clerk, unless otherwise stated.

PARCEL 1 + PARCEL 4 (3.070 Acres)

18 MAY 24 PM 4:00

LODGED FOR RECORD
RICHARD STIPP EADS
BOURBON COUNTY CLERK

Beginning at a point in the south right-of-way of Greystone Court, a corner to Lot 11A of Greystone Subdivision (P.C. C, Sh. 249); said point lying S.88°20'03"E. 632.78 feet from the intersection of the centerlines of Clintonville Road (KY 1678) and Greystone Court; thence with the said south right-of-way of said Greystone Court with a curve to the right having a radius of 180.00 feet, an arc length of 14.69 feet, and a chord bearing N.64°41'57"E. 14.69 feet to a point and with a curve to the right having a radius of 75.00 feet, an arc length of 28.67 feet, and a chord bearing N.73°18'39"E. 28.49 feet to a point, a corner to Parcel 2 of Ricky A. Claypool & Claudia L. Claypool (D.B. 283, Pg. 14); thence with said Parcel 2 S.20°08'33"E. 163.15 feet to an iron pin, a corner to Parcel 3, a new division of Ricky A. Claypool & Claudia L. Claypool (D.B. 286, Pg. 353); thence with said Parcel 3 S.59°45'00"E. 453.19 feet to an iron pin in the west right-of-way of CSX Railroad; thence with said right-of-way of said railroad S.14°38'54"W. 125.70 feet to a found iron pin bearing "LS 2187", a corner to Terrace Park, LLC (D.B. 260, Pg. 27); thence with said Terrace Park, LLC S.86°17'13"W. 426.45 feet to an iron pin, a corner to Parcel 5, a new division of Ricky A. Claypool & Claudia L. Claypool (D.B. 286, Pg. 353); thence with said Parcel 5 N.03°42'47"W. 359.22 feet to an iron pin, a corner to Lot 11A of Greystone Subdivision (P.C. C, Sh. 249); thence with said Lot 11A N.02°46'10"W. 157.96 feet to the point of beginning containing an area of 3.070 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 April 4, 2017. See Plat recorded in Plat Cabinet D, Slide 5.

AND BEING Lot 10B conveyed to Ricky A. Claypool and Claudia L. Claypool, husband and wife, by Greystone Development, LLC by Deed dated December 27, 2010, and of record in Deed Book 283, Page 14, **AND BEING PART OF** the same property conveyed to Ricky A. Claypool and Claudia L. Claypool, husband and wife, by Lehmann & Claypool, LLC by Deed dated December 29, 2011, and of record in Deed Book 286, Pg. 353, Bourbon County Clerk's Office.

PARCEL 2 + PARCEL 3 (2.783 Acres)

Beginning a point in the south right-of-way of Greystone Court, a corner to Parcel 1 of Ricky A. Claypool & Claudia L. Claypool (D.B. 283, Pg. 14); said point lying S.89°39'54"E. 673.10 feet from the intersection of the centerlines of Clintonville Road (KY 1678) and Greystone Court; thence with the said south right-of-way of said Greystone Court with a curve to the right having a radius of 75.00 feet, an arc length of 9.12 feet, and a chord bearing N.87°44'43"E. 9.12 feet to a point and with a curve to the left having a radius of 50.00 feet, an arc length of 34.98 feet, and a chord bearing N.71°11'15"E. 34.27 feet to a point, a

corner to Lot 9B of Greystone Subdivision (P.C. C, Sh. 249); thence with said Lot 9B S.38°51'16"E. 147.81 feet to an iron pin and N.57°38'55"E. 237.10 feet to an iron pin, a corner to Kentucky Utilities Company, Inc. (D.B. 207, Pg. 332); thence with said Kentucky Utilities Company, Inc. N.87°04'55"E. 216.77 feet to a found iron pin bearing "William Finnie LS 67", in the west right-of-way of CSX Railroad; thence with said right-of-way of said railroad S.13°41'09"W. 302.66 feet to a found iron pin bearing "William Finnie LS 67" and S.14°38'54"W. 125.70 feet to an iron pin, a corner to Parcel 4, a new division of Ricky A. Claypool & Claudia L. Claypool (D.B. 286, Pg. 353); thence with said Parcel 4 N.59°45'00"E. 453.19 feet to an iron pin, a corner to Parcel 1 of Ricky A. Claypool & Claudia L. Claypool (D.B. 283, Pg. 14); thence with said Parcel 1 N.20°08'33"W. 163.15 feet to the point of beginning containing an area of 2.783 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 April 4, 2017. See Plat recorded in Plat Cabinet D, Slide 5.

AND BEING Lot 10A conveyed to Ricky A. Claypool and Claudia L. Claypool, husband and wife, by Greystone Development, LLC by Deed dated December 27, 2010, and of record in Deed Book 283, Page 14, **AND BEING PART OF** the same property conveyed to Ricky A. Claypool and Claudia L. Claypool, husband and wife, by Lehmann & Claypool, LLC by Deed dated December 29, 2011, and of record in Deed Book 286, Pg. 353, Bourbon County Clerk's Office.

PARCEL 5 (2.444 Acres)

Beginning a found iron pin bearing "LS 2187" in the east right-of-way of Clintonville Road (KY 1678), a corner to Terrace Park, LLC (D.B. 260, Pg. 27); said point lying S.02°55'42"E. 576.53 feet from the intersection of the centerlines of Clintonville Road (KY 1678) and Greystone Court; thence with the said east right-of-way of said Clintonville Road (KY 1678) N.00°03'16"E. 80.08 feet to an iron pin, a corner to Sarah Wade & Brett Greene (D.B. 301, Pg. 379; P.C. C, Sh. 254) thence with said Wade & Greene N.86°17'13"E. passing an iron pin at 296.08 feet., in all 431.06 feet to an iron pin and N.03°42'47"W. 127.25 feet to an iron pin, a corner to Ed Marcum & Paula Marcum (D.B. 286, Pg. 745; P.C. C, Sh. 354); thence with said Marcum N.03°42'47"E. 155.34 feet to an iron pin, a corner Lot 13A of Greystone Subdivision (P.C. C, Sh. 249); thence in part with said Lot 13A and Lot 12B, Lot 12A, Lot 11B, & Lot 11A N.87°13'50"E. 199.00 feet to an iron pin, a corner to said Lot 11A, Parcel 1 of Ricky A. Claypool & Claudia L. Claypool (D.B. 283, Pg. 14), and Parcel 4, a new division of Ricky A. Claypool & Claudia L. Claypool (D.B. 286, Pg. 353); thence with Parcel 4 S.03°42'47"E. 359.22 feet to an iron pin in the line of

Terrace Park, LLC (D.B. 260, Pg. 27); thence with said Terrace Park, LLC S.86°17'13"W. 635.29 feet to the point of beginning containing an area of 2.444 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 Damell Engineering, Inc. on April 4, 2017. See Plat recorded in Plat Cabinet D, Slide 5.

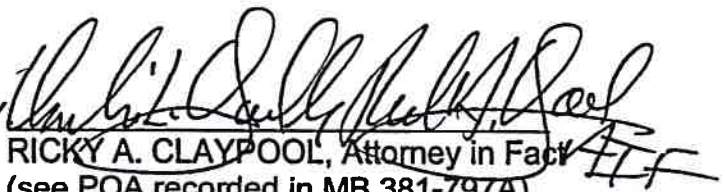
AND BEING PART OF the same property conveyed to Ricky A. Claypool and Claudia L. Claypool, husband and wife, by Lehmann & Claypool, LLC by Deed dated December 29, 2011, and of record in Deed Book 286, Pg. 353, Bourbon County Clerk's Office.

TO HAVE AND TO HOLD the above described property together with all appurtenances and privileges thereunto belonging, unto the party of the second part, in fee simple, its successors and assigns forever, with Covenant of **GENERAL WARRANTY** subject, however, to easements and restrictions of record.

IN TESTIMONY WHEREOF the parties of the first part have hereunto signed their hands on this date which is first above written.

CLAUDIA L. CLAYPOOL


RICKY A. CLAYPOOL

BY 
RICKY A. CLAYPOOL, Attorney in Fact
(see POA recorded in MB 381-797A)

COMMONWEALTH OF KENTUCKY

COUNTY OF BOURBON

Subscribed, sworn and acknowledged before me by Ricky A. Claypool and Claudia L. Claypool (by and through her Attorney in Fact Ricky A. Claypool – see POA recorded in MB 381-797A), husband and wife, as First Parties herein, this 24th day of May 2018.