

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. MS20-25 Fee Amount: \$ 150 Date Fee Received: 12/18/2020

1. APPLICANT Fred L. & Julia B. Sayers

MAILING ADDRESS 2562 Bethlehem Road, Paris, KY 40361

PHONE NO. 757-652-8299 (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: 95 NUMBER OF LOTS: 2

5. EXISTING USE: agriculture ZONING DISTRICT: A1

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

Acreege of Original Lots: Property 1- 1+3=91.120; 2- 2=4.48 3- _____ 4- _____ 5- _____


Acreege of Parcel to be divided: 91.120

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

11/23/2020
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. 20-4564

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

RE: Consolidation @ Bethlehem Road, Bourbon County

Dear Sirs:

Please find transmitted herewith a consolidation application and plat. The purpose of this plat is to consolidate a 1.362 acre parcel with an existing 4.48 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:

HIRSH LIVING TRUST, 2622 BETHLEHEM RD, PARIS KY 40361
FRONTIER ACRES FARM INC, 140 FRANK STREET, STAFFORDSVILLE KY 41256
JOURNEY RACING LLC, 2474 BETHLEHEM RD, PARIS KY 40361
WILLIAM K & ALICE M YASTE, 2484 BETHLEHEM RD, PARIS KY 40361
TIMOTHY T TIPTON & BRENDA M LLOYD, 2542 BETHLEHEM RD, PARIS KY 40361
COURTNEY & ZACHARIAH BARTENSLAGER, 2546 BETHLEHEM RD, PARIS KY 40361
CHARLES E & DORA A COOPER, 2558 BETHLEHEM RD, PARIS KY 40361

Respectfully Submitted,

Darnell Engineering, Inc.

Cc: File

Enclosures

REAL ESTATE TAX PAID AMT \$ 2.61
RICHARD STIPP EADS, BCC
DATE 10-10-17 BY Ray Hurst-DC
DEED

Gess Mattingly & Atchison, PSC
201 W. Short Street
Lexington, KY 40507

THIS DEED, made and entered into on this the 6th day of October, 2017, by and between Marianne E. Brown, a single person, by and through her attorneys-in-fact, Jennifer Lee Wash and John Wesley Brown, II, of 2221 Hillshire Ln, Irving, TX 75063, GRANTOR, and Fred L. Sayers and Julia B. Sayers, husband and wife, of 2562 Bethlehem Road, Paris, KY 40361, GRANTEES. Further, the address to which the property tax bill for the year in which the property is transferred may be sent is 2562 Bethlehem Road, Paris, KY 40361.

First Party Grantor and Second Party Grantees hereby confirm: that their names stated herein above are their "full names" pursuant to KRS 382.135; or if their full name as defined by the statute differs from the above, that their full name(s) are:

GRANTOR: JENNIFER L. WASH + JOHN WESLEY BROWN, II

GRANTEES: FREDDIE LEE SAYERS + JULIA BEANSON SAYERS

WITNESSETH:

THAT for and in consideration of the sum of \$260,900.00, the receipt of which is hereby acknowledged, GRANTOR has BARGAINED AND SOLD and does hereby GRANT AND CONVEY unto GRANTEES, for and during their joint lives, with the remainder in fee simple to the survivor of them, their heirs and assigns forever, the following described property located in Paris, Bourbon County, Commonwealth of Kentucky:

That certain parcel of land situated on the north side of Bethlehem Road in Bourbon County, Kentucky, and being Lot No. 8 of the Victor-McGinnis Subdivision as shown in the plat thereof, recorded in Bourbon County Court Clerk's Office in Plat Cabinet A, Slide 98, formerly Plat Book 1, Page 98, containing 4.48 acres; and

Being the same property conveyed to Robert Lee Brown and Marianne E. Brown, his wife, by deed dated September 26, 1972, of record in Deed Book 164, Page 24, in the Bourbon County Clerk's office. Robert Lee Brown passed away on January 9, 2013, leaving title vested solely in Marianne E. Brown by virtue of the survivorship clause in said deed.

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

GRANTOR does hereby release and relinquish unto GRANTEES, their heirs and assigns forever, all of GRANTOR'S right, title and interest in and to the above-described property, including all exemptions allowed by law, and does hereby covenant to and with GRANTEES, their heirs and assigns forever, that GRANTOR is lawfully seized in fee simple title to said property and has good right to convey the same as is herein done; that said property is free and

LODGED FOR RECORD
RICHARD STIPP EADS
BOURBON COUNTY CLERK
17 OCT 10 PM 1:10

57456-033

REAL ESTATE TAX PAID AMT \$ 685.00
RICHARD STIPREADS, BCC
DATE 10/29/2020 BY R. Stipreads, DC

BOOK 315 PAGE 514

RECORDED FOR RECORD
RICHARD STIPREADS
BOURBON COUNTY CLERK
2020 OCT 29 PM 1:35

THIS DEED AND CONSIDERATION CERTIFICATE, made and entered into on this 19th day of October, 2020 by and between BARBARA A. FLANNERY, TRUSTEE OF THE BARBARA A. FLANNERY TRUST DATED AUGUST 6, 2018, ESTATE OF BOBBY LEWIS FLANNERY by and through Barbara A. Flannery Administratrix, and FORREST WADE FLANNERY, a single person, all whose mailing address is P. O. Box 3289, London, Kentucky 40743, hereinafter collectively "party of the first part"; and BONNIE BARR GILMORE and MICHAEL D. GILMORE, wife and husband, whose mailing address and in-care of tax mailing address is 2602 Bethlehem Road, Paris, Kentucky 40361, hereinafter collectively "party of the second part."

WITNESSETH:

THAT for and in consideration of the sum of SIX HUNDRED EIGHTY-FIVE THOUSAND AND 00/100 DOLLARS (\$685,000.00) cash in hand paid by the party of the second part, the receipt of all of which is hereby acknowledged, the party of the first part has this date bargained and sold and does hereby grant and convey unto the party of the second part, for and during their joint lives with remainder in fee simple to the survivor thereof, his or her heirs and assigns, forever, the following described property, together with all improvements thereon and appurtenances thereunto belonging, located in the County of Bourbon, Commonwealth of Kentucky, and fully described as follows:

That certain tract of land lying on the northwest side of the Bethlehem Road in Bourbon County, Kentucky, and more particularly described as follows:

Being a part of the Victor McGinnis property on the northwest side of the Bethlehem Road, and beginning at a point in the center of said road, a corner to Hughes, and running with the center of said road North 74 degrees & 35 minutes East- 876.0' to a corner to Brown; thence leaving said road and running with the line of Brown North 36 degrees & 17 minutes West-745.0' to an iron pin; thence running with a series of property owners North 71 degrees & 08 minutes East 1803.0' to a post in the line of Henry; thence running with the line of Henry North 18 degrees & 55 minutes West-1415.8' to an iron post, a corner to Henry & Gorrell; thence running with the line of Gorrell for four (4) calls:

- (1) South 70 degrees & 26 minutes West-400.1';
- (2) South 70 degrees & 45 minutes West-650.1';

RETURN TO:

McBRAYER PLLC
201 EAST MAIN ST., STE 900
LEXINGTON, KY 40507

- (3) South 70 degrees & 30 minutes West-700.1';
and thence (4) South 70 degrees & 12 minutes West 702.5'; to a corner to Hughes; thence running
with the line of Hughes for (3) Calls:
- (1) South 19 degrees & 14 minutes East 1723.0'; to a post;
 - (2) South 71 degrees & 08 minutes West-18.0'; and thence
 - (3) South 18 degrees & 52 minutes East 323.0'; to the point of beginning and containing
90.62 acres of land; and

Being the same property conveyed to Bobby Lewis Flannery and Deborah Ann Flannery by deed of record in Deed Book 172, Page 169 in the office of the Bourbon County Clerk. Deborah Ann Flannery, single, conveyed her interest to Bobby Lewis Flannery by deed dated the 5th day of March, 1985 and of record in Deed Book 193, Page 726 in the office of the Bourbon County Clerk. Bobby Lewis Flannery died intestate on November 2, 2015 and his heirs at law are Barbara A. Flannery a/k/a Barbara Alice Flannery and Forrest Wade Flannery as set forth in the affidavit of descent of record in Deed Book 315, Page 513 in the office of the Bourbon County Clerk. Barbara A. Flannery conveyed her interest to Barbara A. Flannery, Trustee of the Barbara A. Flannery Trust dated August 6, 2018, by deed dated the 8th day of November, 2018 and of record in Deed Book 309, Page 637 in the office of the Bourbon County Clerk.

TO HAVE AND TO HOLD the above-described property unto the said party of the second part, for and during their joint lives with remainder in fee simple to the survivor thereof, his or her heirs and assigns, forever.

The said party of the first part does hereby release and relinquish unto the said party of the second part, their heirs and assigns, all of party of the first part's right, title and interest in and to the said property, including all exemptions as allowed by law and does hereby covenant to and with the said party of the second part, their heirs and assigns, that party of the first part is lawfully seized in fee simple of said title and has good and lawful right to sell and convey same as is herein done and that the title to said property is free, clear and unencumbered and that party of the first part will WARRANT GENERALLY the said title.

PROVIDED, HOWEVER, this conveyance is subject to all restrictions and easements which may appear of record pertaining to the property herein conveyed.

The parties hereto state the consideration reflected in this deed is the full consideration paid for the property. The party of the second part joins this deed for the sole purpose of certifying the consideration pursuant to