

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 20-26 Fee Amount: \$ 150.00 Date Fee Received: 12/16/2020

1. APPLICANT Harvey Allen Rogers, III & Mona Hanna Rogers, Trustees of The MAILING ADDRESS Rogers Family Living Trust dated 10/12/18; 267 Ferguson Road, PHONE NO. Lexington, KY 40511 (HOME) (859) 539-7256 (WORK)

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

3. PLEASE CIRCLE: Paris/ Bourbon County/ North Middletown/ Millersburg

4. SUBDIVISION NAME: TOTAL ACREAGE: 130.301 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 1-3=113.501; 2=16.800 4- 5- Acreage of Parcel to be divided: 113.501

7. FEE: Refer to Fee Schedule

8. SUPPLEMENTAL INFORMATION: Refer to Article VI of the Subdivision Regulations.

CHECKLIST:

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

Harvey Allen Rogers III Mona Hanna Rogers 12-11-2020
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. 20-4577

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

RE: Consolidation @ Ferguson Road, Bourbon County

Dear Sirs:

Please find transmitted herewith a consolidation application and plat. The purpose of this plat is to consolidate a 0.922 acre parcel with an existing 16.800 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:

JEREMY P & MIRANDA L WYLES, 5498 LEXINGTON RD, LEXINGTON KY 40511
HARVEY ALLEN ROGERS JR 2000 REVOCABLE TRUST, 267 FERGUSON ROAD,
LEXINGTON, KY 40511
FERGUSON FARM LLC, 267 FERGUSON RD, LEXINGTON KY 40511

Respectfully Submitted,

Darnell Engineering, Inc.

Cc: File

Enclosures

This document was presented for recording in Bourbon County Clerk's Office on:

Date: 07-11-2018

By: Richard Stipp Eads, BCC
Richard Stipp Eads, Bourbon Co. Clerk

Prepared by party to this instrument:

Mona Hanna Rogers [preparer sign]
Mona Hanna Rogers
267 Ferguson Road
Lexington, KY 40511

When recorded, mail this deed & tax statements to in-care-of address for property tax bill:
**HARVEY ALLEN ROGERS III and
MONA HANNA ROGERS, TRUSTEES
267 FERGUSON ROAD
LEXINGTON, KY 40511**

QUITCLAIM DEED

GRANTOR, MONA HANNA ROGERS, who took title as SUZY H. ROGERS, a married person, as her sole and separate property, and HARVEY ALLEN ROGERS III, her husband, to release his curtesy rights, whose mailing address is 267 Ferguson Road, Lexington, KY 40511, of Bourbon County in the State of Kentucky, the undersigned Grantor, for NO consideration, does hereby remise, release and forever quitclaim to

HARVEY ALLEN ROGERS III and MONA HANNA ROGERS, as TRUSTEES of THE ROGERS FAMILY LIVING TRUST dated October 12, 2018, whose address is 267 Ferguson Road, Lexington, KY 40511,

the following described real property in the County of BOURBON, State of KENTUCKY:

See Attached Exhibit "A"

The address of such real estate is commonly known as: 267 Ferguson Road, Lexington, Kentucky

Tax Map Number 011-00-00-002.03

Being the same property conveyed from Harvey Allen Rogers, Marie C. Rogers and Lida Ferguson Rogers to Suzy H. Rogers by deed made September 30, 1997, recorded October 3, 1997, Book 229, Page 381, records of Bourbon County, and subject to all conditions, covenants, restrictions, reservations, easements, rights, and rights of way of record, if any, to current taxes, and to any other matters of record affecting said property.

The True and Actual Consideration Paid for this Transfer, Stated in Terms of Dollars, is -0-.

The Grantor(s) herein and the Grantee(s) herein state that this transfer is from a grantor who is the beneficiary of the Trust and is exempt under KRS 142.050(8)(b) and the estimated fair cash value of the property passing by this deed is \$ 405,000.00.

IN WITNESS WHEREOF, Grantor has executed this deed this 12th day of October, 2018, at Paris, Kentucky.

Mona Hanna Rogers
MONA HANNA ROGERS

Mona Hanna Rogers
MONA HANNA ROGERS, TRUSTEE

Harvey Allen Rogers III
HARVEY ALLEN ROGERS III

Harvey Allen Rogers III
HARVEY ALLEN ROGERS III, TRUSTEE

8-11-00
Madelto
Vimont-Wills

898



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LODGED FOR RECORD
RICHARD STIFF EADS
BOURBON COUNTY CLERK

DEED

00 JUL 19 AM 11:11

THIS DEED made and entered into this 21st day of June, 2000, by and between HARVEY ALLEN ROGERS, JR. and MARIE C. ROGERS, husband and wife, of 552 Dover Road, Lexington, Kentucky 40505, First Parties, and HARVEY ALLEN ROGERS, JR., Trustee, of HARVEY ALLEN ROGERS, JR. 2000 REVOCABLE TRUST, Second Party.

WITNESSETH:

That for and in consideration of the agreement of the Second Party to receive and hold the one-half interest of the grantors in the following described property in accordance with the terms of that certain Revocable Trust Agreement entered into by the parties on May 24, 2000, the First Parties do hereby convey, transfer and assign unto the Second Party, his successors and assigns forever, in fee simple, a one-half interest in the following described properties located in Paris, Bourbon County, Kentucky:

SEE ATTACHED EXHIBIT "A"

TO HAVE AND TO HOLD the above-described property with all appurtenances and privileges thereunto belonging unto the Second Party, as Trustee, his successors and assigns forever, with full power to sell, convey, lease, exchange, mortgage or otherwise dispose of the property herein conveyed or any part thereof upon any terms and at any time Second Party shall see fit, and no one shall be required to look to the application of the proceeds therefrom.

The First Parties do hereby release and relinquish unto the Second Party all of First Parties' right, title and interest in and to the above-described property, including dower, courtesy, homestead and all other exemptions allowed by law, and hereby covenant to and with the Second Party, his successors and assigns, that the First Parties are lawfully seized in fee simple title to said property and has a good and perfect right to sell and convey the same as herein done; that the title to said property is free, clear and unencumbered and that First Parties will WARRANT GENERALLY the title thereto.

PROVIDED, HOWEVER, that there is excepted from the foregoing Warranty and covenants of title and this conveyance is made subject to any restrictions, agreements, easements and conditions of record affecting said title.

The parties hereto hereby certify that the property conveyed by this deed is transferred by gift, and that this transfer is exempt from tax pursuant to KRS 142.050(8), as amended, and we further certify that the estimated fair cash value of the properties herein conveyed are: Parcel A \$128,000.00 and Parcel B \$162,875.00.

The parties hereto state the consideration reflected in this deed is the FULL CONSIDERATION paid for the properties. The Party of the Second Part joins in this Deed for the sole purpose of certifying the consideration pursuant to KRS 382.

RETURN TO:
VIMONT & WILLS
SUITE 300
155 EAST MAIN STREET
LEXINGTON, KY 40507-1317

EXHIBIT "A"

LEGAL DESCRIPTION

Beginning at a iron pipe(exist) 11.0 feet from the center of the Ferguson Road, a corner to David Hager(DB220,PG197, thence running with the line of David Hager(DB220,PG197) South 49 deg. 50 min. 28 sec. West-901.70 feet to a corner to Harvey A. Rogers(DB139,PG141); thence running with the line of Harvey A. Rogers(DB139, PG141) North 51 deg. 33 min. 35 sec. West-769.18 feet and North 41 deg. 22 min. 55 sec. East-870.00 feet to a 1/2 inche rebar(set)W/Yellow ID Cap(1662) 11.0 feet from the center of the Ferguson Road; thence running along said road and being 11.0' from the center of the Ferguson Road South 52 deg. 31 min. 05 sec. East-902.90 feet to the point of beginning and containing 16.7995 acres more or less. Subject property being known as Tract 2 of the Harvey A. Rogers Property as shown by plat of record in Plat Cabinet B, Slide 338 in the Office of the Bourbon County Court Clerk.

19 JUL 11 PM 1:25
LODGED FOR RECORD
RICHARD STIPP EADS
BOURBON COUNTY CLERK

Book 311 Page 208 (3)



STATE OF KENTUCKY
COUNTY OF BOURBON, Sct.
I, RICHARD STIPP EADS, Clerk of Bourbon County Court,
do certify that the foregoing DEED
was on 7/11/2019 lodged in my office for record,
and that it has been duly recorded in my said office,
together with this and the certificate thereon endorsed.

Given under my hand.
RICHARD STIPP EADS, CLERK
Richard Stipp Eads, Clerk

EXHIBIT "A"

PARCEL A: A certain tract of land in Bourbon County, Kentucky, situated approximately 2332 feet off of the Greenwich Road, approximately a mile from the Lexington Road (US 68) and bounded as follows: Beginning at a corner post in the line of Allen and Lida Rogers and running with the line of Rogers south 65° 00' east, 2212.0 feet to a corner post in the line of Kain; thence with the line of Kain south 39° 06' west 1764.7 feet to a corner post in the line of McGee (Tom Gentry); thence with the line of McGee north 78° 22' west 1164.2 feet to a corner post; thence with the line of McGee south 30° 18' west 643.7 feet to a corner post; thence with another line of McGee 52° 56' west 856.8 feet to an iron pin in the line of Margaret F. Rogers; thence with the line of Margaret F. Rogers north 31° 00' east 2584.8 feet to the point of beginning. A total of 102.4 acres.

Being the same property conveyed to Harvey Allen Rogers and Lida Ferguson Rogers, by deed dated December 24, 1964 of record in Deed Book 147, Page 413, in the Bourbon County Court Clerk's Office.

PARCEL B: A certain tract of land in Bourbon County, Kentucky, situated on the Greenwich Road approximately a mile from the Lexington Road (US 68) and bounded as follows: Beginning at a iron pipe 11.0' from the center of the Greenwich Road in center of old lane corner to Lockhart Spears and running S 49° 30' W-1611.0' to a post corner to Spears and Jack Kain in center of old lane; thence with Kain line N 39° W-390.0' to a stone at a corner post corner to Kain center of old lane; thence S 39° W-352.0' to a post corner to Kain and Rogers (Mother) center of old lane; thence N 65° W-2212.0 with the Rogers line (Mother) to a post; thence with Rogers (Mother) line N 30° 45' E-2332.0' to an iron pipe 11.0' from the center of the Greenwich Road; thence along the ditch line of said road S 52° 15' E 3171.0' to the point of beginning. A total of 130.3 acres.

Being the same property conveyed to Harvey Allen Rogers and Lida Ferguson Rogers by deed dated September 1, 1960 of record in Deed Book 139, Page 141, in the Bourbon County Court Clerk's Office.

State of Kentucky, County of Bourbon, Sct.
I, RICHARD STIPP EADS, Clerk of Bourbon
County Court, do certify that the foregoing

was, on the 12 day of Dec, 2000
at 11:11 A. M., lodged in my office for record,
and that it has been duly recorded in my said
office, together with this and the certificate thereon
endorsed. Given under my hand.

Richard Stipp Eads, Sec