

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. MS20-27 Fee Amount: \$ 150⁰⁰ Date Fee Received: 12/16/2020

1. APPLICANT Timothy & Elizabeth Lizer

MAILING ADDRESS 552 Houston Oaks Drive, Paris, KY 40361

PHONE NO. (859)707-7198 (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: Bourbon Acres TOTAL ACREAGE: 5.20 NUMBER OF LOTS: 2

5. EXISTING USE: residential ZONING DISTRICT: R1

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

Acreege of Original Lots: Property 1- 1+2=5.20 2- _____ 3- _____ 4- _____ 5- _____

Acreege of Parcel to be divided: 5.20

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)

Timothy Lizer
Elizabeth Lizer _____ DATE 12/3/20

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. 20-4590

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

RE: Minor Subdivision Plat @ #242 Bourbon Acres Road, Paris, Bourbon County

Dear Sirs:

Please find transmitted herewith a minor subdivision plat and application. The land use will remain the same-residential. To our knowledge, the board of adjustments has taken no previous action in regards to this parcel.

The adjoining property owners are as follows:

CORBIN & JULIE DALE, 258 BOURBON ACRES, PARIS KY 40361
JDH LAND MANAGEMENT LLC, 566 HUME BEDFORD RD, PARIS KY 40361
CHAD SMART & NATALIE WEST, 234 BOURBON ACRES RD, PARIS KY 40361

Respectfully Submitted,

Darnell Engineering, Inc.

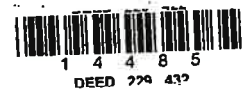
Cc: File

Enclosures

10/20/97
Mailed to
M. Wasson.

229/422

#39.00
RETAX Pd 10/10/97
Richard Stepp Esq BCC
By: Nayleigha Valbot WC



DEED

THIS DEED between FARM AND RANCH PROPERTIES, INC., a Kentucky Corporation, of 170 Bourbon Acres Drive, Paris, Kentucky 40361, Party of the First Part, and MERLE M. WASSON, a single man, of 18746 Pier Point Place, Gaithersburg, Maryland 20879, Party of the Second Part,

WITNESSETH:

That for and in consideration of the sum of \$38,800.00, cash in hand paid, the receipt of which sum is hereby acknowledged by the First Party, the First Party has bargained and sold and by these presents does hereby grant and convey unto the Second Party, in fee simple, his heirs and assigns forever, the following described real estate, to wit:

All of that certain real property, with improvements thereon, situated on the easterly side of Bourbon Street, North of the Hume Bedford Road in Bourbon County, Kentucky, and being all of Lot No. 78 of Unit 3 of Bourbon Acres Subdivision, which plat is of record in the Office of the Bourbon County Court Clerk in Plat Cabinet B, at Slide 166; and being the same property conveyed to Farm and Ranch Properties, Inc., a Kentucky Corporation, by deed dated October 10, 1997, and of record in the Office of the Bourbon County Court Clerk in Deed Book 229, at Page 420.

TO HAVE AND TO HOLD the hereinabove described real property unto the Second Party, in fee simple, his heirs and assigns forever, together with all improvements thereon and appurtenances thereof, with Covenant of General Warranty.

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 KRS 382.135. We further certify that the full estimated fair cash value of the property herein conveyed is \$38,800.00.

JAMES E. PRATER, P.B.C.
ATTORNEY AT LAW
SUITE 2-A
FIFTH THIRD BANK BLDG.
401 MAIN STREET
P.O. BOX 487
PARIS, KENTUCKY
40362-0487

240/205

#1020
RETAX Plat
5-5-00
Richard W. Wason & do BCC
P.S. Marjorie Wason & do BCC

6-15-00
mailed to
Wasson

THIS INDENTURE, Made and Entered into this 12 day of April, 2000, by and between Wayne Burke Rabon and Patricia Florence Rabon, his wife, of 200 Bourbon Acres, Paris, Kentucky, Parties of the First Part, and Merle M. Wasson, a single man, of 242 Bourbon Acres, Paris, Kentucky, Party of the Second Part,

WITNESSETH:

For and in consideration of an equal division of jointly owned land, no cash consideration being involved, the Parties of the First Part have given, granted, bargained and sold, and do hereby give, grant, bargain and sell unto the Party of the Second Part, his heirs and assigns forever, in fee simple, the following parcel of land, lying and being in Bourbon County, Kentucky, to-wit:

That certain lot of ground situated on the easterly side of Bourbon Street, North of the Hume Bedford Road in Bourbon County, Kentucky, and being all of Lot 77B as shown and described on that certain new plat, dated March 9, 2000, which plat is of record in Plat Cabinet B, Slide 35, in the Office of the Clerk of the Bourbon County Court. *C.P.S.E. REC*

And being a part of the same property in which the Parties of the First Part, Wayne Burke Rabon and Patricia Florence Rabon, his wife, acquired an undivided one-half interest by deed dated June 3, 1999, from Farm and Ranch Properties, Inc., a Kentucky Corporation, which deed is of record in Deed Book 236, Page 291, in the Office of the Bourbon County Court Clerk. And being a part of the same property in which the Parties of the First Part, Wayne Burke Rabon and Patricia Florence Rabon, his wife, acquired the one-half interest of Second Party, Merle M. Wasson, by deed of even date herewith, which deed is of record in Deed Book 240, Page 202, in said Clerk's Office.

Further, and in addition to First Parties conveyance to Second Party of Lot 77B, as set out above, no cash consideration being involved, the Parties of the First Part, do hereby grant and convey unto the Second Party, his heirs and assigns, a 15 foot easement across the lands of First Parties known as Lot 77A. The purpose of the easement is the utilization of the water lines and pump house located upon Lot 77A, the adjacent property of First Parties. Said easement is shown on the new plat of record in Plat Cabinet B, Page 35, and is more particularly described as follows:

Beginning at point in the line between Lots 77A & 77B, said point being South 86 deg. 33min. 08 sec. East-209.92 feet from the east right-of-way line of Bourbon Street, and running with the line between Lots 77A & 77B South 86 deg. 33 min. 08 sec. East-16.17 feet; thence running through Lot 77A for three calls: South 25 deg. 21 min. 52 sec. West-81.52 feet; North 64 deg. 38 min. 08 sec. West-15.00 feet and North 25 deg. 21 min. 52 sec. East-75.48 feet to the point of beginning.

And being a part of the same property in which the Parties of the First Part and the Party of the Second Part each acquired an undivided one-half interest by conveyance from Farm and Ranch Properties, Inc., which deed is of record in Deed Book , Page , in the Office of the Clerk of the Bourbon County



REAL ESTATE TAX PAID AMT \$ 20.00
RICHARD STIPP EADS, BCC
DATE 11/8/16 BY Norma R. Rade DC

BOOK 302 PAGE 478

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

DEED

THIS DEED made and entered into this 7th day of November, 2016, by and between **WAYNE BURKE RABON** and **PATRICIA FLORENCE RABON**, husband and wife, of 200 Bourbon Acres Rd., Paris, KY 40361, parties of the first part, and **MERLE M. WASSON**, of 242 Bourbon Acres Rd., Paris, KY 40361, party of the second part; transfer year taxes in care of Merle M. Wasson, 242 Bourbon Acres Rd., Paris, KY 40361.

WITNESSETH:

For and in consideration of the sum of **TWENTY THOUSAND DOLLARS** (\$20,000.00) 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, his heirs 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:

PARCEL 1 (1.291 Acres)

All that certain tract or parcel of land, lying and being located in Bourbon County, Kentucky: and situated on the east side of Bourbon Acres Road; 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 B, Sheet 166. All deed and plat references stated herein are found in the office of the Bourbon County Clerk, unless otherwise stated.

Beginning at a found iron pin bearing "Morrow & Cobb 2379" in the east right-of-way of Bourbon Acres Road, a corner to Parcel 3, a new division of Wayne Burke Rabon & Patricia Florence Rabon (D.B. 228, Pg. 376; P.C. B, Sh. 166; D.B. 240, Pg. 203; P.C. C, Sh. 35); said point lying S.02°27'08"W. 339.99 feet

from a found iron pin in said right-of-way, a corner to Merle M. Wasson (D.B. 229, Pg. 422; D.B. 240, Pg. 205; P.C. B, Sh. 166; P.C. C, Sh. 35) and Philip D. Spear & Meg D. Spear (D.B. 240, Pg. 585; P.C. A, Sh. 107); thence with the said east right-of-way of said Bourbon Acres Road N.01°33'34"E. 54.39 feet to a point and N.02°37'20"E. 30.60 feet to a found iron pin, a corner to Merle M. Wasson (D.B. 240, Pg. 205; P.C. C, Sh. 35); thence with said Wasson S.86°33'10"E. 663.54 feet to an iron pin, in the line of JDH Land Management, LLC (D.B. 274, Pg. 342); thence with said JDH Land Management, LLC S.04°35'00"W. 85.00 feet to an iron pin, a corner to Parcel 3, a new division of Wayne Burke Rabon & Patricia Florence Rabon (D.B. 228, Pg. 376; P.C. B, Sh. 166; D.B. 240, Pg. 203; P.C. C, Sh. 35); thence with said Parcel 3 N.86°33'03"W. 659.62 feet to the point of beginning containing an area of 1.291 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 September 12, 2016. See Plat recorded in Plat Cabinet C, Slide 327.

PER THE ABOVE REFERENCED PLAT, THIS PROPERTY IS CONSOLIDATED WITH PROPERTY ALREADY OWNED BY MERLE M. WASSON.

AND BEING PART OF the same property conveyed to Wayne Burke Rabon and Patricia Florence Rabon, husband and wife, by Deed dated April 22, 2000, and of record in Deed Book 240, Page 203, 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, his heirs 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.

Wayne Burke Rabon
 WAYNE BURKE RABON

Patricia Florence Rabon
 PATRICIA FLORENCE RABON