

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 21-01 Fee Amount: \$ 150 Date Fee Received: 1/07/2021

1. APPLICANT Daniel E. Williams
MAILING ADDRESS 2248 Houston Antioch Road, Lexington, KY 40516
PHONE NO. (859) 559-3764 (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: 33.5 NUMBER OF LOTS: 2

5. EXISTING USE: agricultural ZONING DISTRICT: A1

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

Acreege of Original Lots: Property 1- 8C+8D=14.434; 2- 2; 3- 8A=19.078; 4- 4; 5- 5

Acreege of Parcel to be divided: 14.434

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)



12/21/2020

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)*

January 15, 2021

File No. 20-4595

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

RE: Consolidation @ Houston Antioch Road, Bourbon County

Dear Sirs:

Please find transmitted herewith a consolidation application and plat. The purpose of this plat is to consolidate a 8.818 acre parcel with an existing 19.078 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:

DANNY & PATRICIA KNIGHT, 2260 HOUSTON-ANTIOCH RD, LEXINGTON KY 40516
ROSEMONT FARM LLC, 5222 PARIS PIKE, LEXINGTON KY 40511
ISIDORE FARM KENTUCKY LLC, 5391 LEXINGTON RD, LEXINGTON KY 40511

Respectfully Submitted,

Darnell Engineering, Inc.

Cc: File

Enclosures

AFTER RECORDING, PLEASE RETURN TO:
SPRINGDALE TITLE, LLC
351 RADIO PARK DRIVE, SUITE 102
RICHMOND, KY 40475

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That EDWARD P. WILLIAMS AND SUSAN A. WILLIAMS HUSBAND AND WIFE ("Grantor(s)"), for and in consideration of \$195,973.00 paid by CHARLES LOWE (AKA CHARLES BRIAN LOWE) AND MALLORY M. LOWE (AKA MALLORY MARIE LOWE) HUSBAND AND WIFE, ("Grantee(s)"), the receipt of which is hereby acknowledged, does hereby bargain, sell and hereby convey in fee simple and with covenants of general warranty to Grantee(s), for their joint lives, remainder to the survivor of them, their heirs, successors and or assigns forever, the following described property:

SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE

Grantor's Mailing Address: 111 Cedar Stream Drive, Paris, Ky 40361

Property Street Address: 2250 Houston Antioch Road, Lexington, KY 40516

Grantee's Mailing Address: 2250 Houston Antioch Road, Lexington, KY 40516

In-Care of Address for Property Tax Bill: 2250 Houston Antioch Road, Lexington, KY 40516

Together with all the privileges and appurtenances to the same belonging.

TO HAVE AND TO HOLD the same to the above-named Grantee(s) in the Manner aforesaid, and the Grantor(s) hereby covenanting with the Grantee(s), his or her heirs and assigns, that the title is CLEAR, FREE AND UNENCUMBERED, and that the Grantor(s) will WARRANT AND SHALL DEFEND the same against all legal claims whatsoever except for all taxes accruing hereafter which the said Grantee(s) assume and agree to pay.

Provided, however, that the property is conveyed subject to and/or benefited by all public roads and all valid and existing conditions, restrictions, covenants, easements, declarations and reservations as may be found in the record chain of title.

PURSUANT TO KRS 382.135, GRANTOR(S) AND GRANTEE(S) HEREBY CERTIFY, UNDER OATH, THAT THE CONSIDERATION REFLECTED IN THIS DEED IS THE FULL CONSIDERATION PAID FOR THE PROPERTY AND GRANTEE(S) EXECUTE THIS DEED FOR THE SOLE PURPOSE OF CERTIFYING THE CONSIDERATION.

LOGGED FOR RECORD
RICHARD STIPP EADS
BOURBON COUNTY CLERK
18 MAR 28 PM 3:14

EXHIBIT "A"

All those certain tracts or parcels of land, lying and being located in Bourbon County, Kentucky; and situated on the southwest side of Houston-Antioch 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 "Damell 3553." All bearings stated herein are referenced to Plat Cabinet C, Sheet 228. All deed and plat references stated herein are found in the office of the Bourbon County Clerk, unless otherwise stated.

PARCEL 8-B (14.434 Acres)

Beginning at an iron pin in the southwest right-of-way of Houston-Antioch Road, a corner to Parcel 8-A, a new division of Edward P. Williams & Susan A. Williams (D.B. 152, Pg. 437 (Bourbon Co)); said point being located S.48°07'29"E. 423.64 feet from an iron pin in said right-of-way, a corner to Danny W. Jett & Tarri L. Jett (D.B. 258, Pg. 581; P.C. C, Sh. 184 (Bourbon Co)); thence with the said southwest rightof-way of said Houston-Antioch Road S.48°07'29"E. 290.00 feet to an iron pin, a corner to Danny K. Knight & Patricia Knight (D.B. 292, Pg. 107 (Bourbon Co)); thence with said Knight S.47°58'52"W. passing an iron pin at 855.06 feet, again at 1,094.79 feet, in all 2,189.57 feet to an iron pin, a corner to Rosemont Farm, LLC (D.B. 2122, Pg. 170 (Fayette Co)); thence with said Rosemont Farm, LLC N.44°30'15"W. 288.63 feet to an iron pin, a corner to Parcel 8-A, a new division of Edward P. Williams & Susan A. Williams (D.B. 152, Pg. 437 (Bourbon Co)); thence with said Parcel 8-A N.47°27'39"E. passing an iron pin at 1,329.53 feet, in all 2,171.23 feet to the point of beginning containing an area of 14.434 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 July 24, 2013. See Plat recorded in Plat Cabinet D, Slide 9.

BEING a part of the same property conveyed to Edward P. Williams and Susan A. Williams, his wife, by Deed dated March 3, 1967 and recorded March 10, 1967 in Deed Book 151, page 308 and by Deed of Correction dated October 14, 1967 and October 26, 1967 in Deed Book 152, Page 308 in the office of the Bourbon County Clerk's office.

Property address: 2250 Houston Anitoch Rd., Lexington, KY 40516

PIDN: 012-00-00-031.00



163025
 Filed on: 03/23/2018 3:14:30 PM
 Book: MTG Number: 303
 Pages: 750 - 753
 Richard Stipp Eads, Bourbon County
 DC: MARY TALBOT

State of Kentucky, County of Bourbon, Sct.
 I, RICHARD STIPP EADS, Clerk of Bourbon County
 Court, do certify that the foregoing
General Warranty Deed
 was, on the 28 day of March 2018
 at 3:14 P.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, BCC

REALESTATETAXPAID AMT \$ 114⁰⁰
RICHARD STIPPEADS, BCC
DATE 9-1-20 BY M E Selby DC

DEED

THIS DEED made and entered into this 31 day of August, 2020, by and between LYNN WILLIAMS MAYO, a single person, of 103 Redding Lake Circle, Georgetown, Kentucky 40324, party of the first part, and DANIEL E. WILLIAMS, a married person, of 2248 Houston Antioch Road, Lexington, Kentucky 40516, party of the second part;

W I T N E S S E T H:

For and in consideration of the sum of ONE HUNDRED FOURTEEN THOUSAND TWO HUNDRED FORTY DOLLARS (\$114,240.00) paid to the party of the first part by the party of the second part, the receipt of all of which the party of the first part hereby acknowledges, the party of the first part hereby bargains, sells and conveys unto the party of the second part, in fee simple, his heirs and assigns forever, an undivided one-half interest in the following described real property located in Bourbon County, Kentucky:

Beginning at a post on the south margin of the Houston-Antioch Road, said point being approx. 0.6 miles southeast of the Paris-Lexington Road, a corner to True, and running with the south margin of said road South 48° 15" East 2020.5' to a post, a corner to Beatty; thence with the line of Beatty South 50° 40" West 2248.0' to a post, a corner to Beatty and Williams; thence with the line of Williams North 44° 35" West 1048.0' to a post, a corner to Williams and King; thence with the line of King North 1° 35" East 337.0'; thence with the line of King North 42° 14" West 595.0' to a post, a corner to Talbott; thence first with the line of Talbott and thence with the line of Farmer and

FILED FOR RECORD
RICHARD STIPPEADS
BOURBON COUNTY CLERK

2020 SEP -1 AM 11:47

finally with the line of True North $47^{\circ} 26''$ East 1843.0' to the point of beginning, and containing 92.99 acres of land.

THERE IS, HOWEVER, EXCEPTED THEREFROM the following tract of land containing 10.00 acres conveyed to Albert B. Hackney and Betty P. Hackney, husband and wife, by deed dated July 13, 1968, and of record in the Office of the Bourbon County Court Clerk in Deed Book 154, at Page 89, and described as follows:

Beginning at a post on the south margin of the Houston-Antioch Road, said point being approximately 0.6 miles southeast of the Paris-Lexington Road, a corner to True; thence running with the south margin of the Houston-Antioch Road South $48^{\circ} 15''$ East 236.0' to a corner to Williams; thence leaving said road and running with the line of Williams South $47^{\circ} 26''$ West 1868.0' to a stake in the line of King; thence with the line of King North $42^{\circ} 14''$ West 234.6' to a post, a corner to King and Talbott; thence first with the line of Talbott and thence with the line of Farmer and finally with the line of True North $47^{\circ} 26''$ East 1843.0' to the point of beginning, containing 10.00 acres of land.

THERE IS, HOWEVER, EXCEPTED THEREFROM the following tract of land containing 10.00 acres conveyed to Marsha M. Sloan, a married woman, by deed dated February 6, 2003, and of record in the Office of the Bourbon County Court Clerk in Deed Book 249, at Page 673, and described as follows:

Parcel No. 1 fronting 250 feet on Houston-Antioch Road as shown on the plat thereof for Edward P. Williams, et ux, recorded in the Bourbon County Court Clerk's Office in Plat Cabinet "C", Slide 126.

THERE IS, HOWEVER, EXCEPTED THEREFROM the following tract of land containing 10.773 acres conveyed to Danny W. Jett and Tarri L. Jett, husband and wife, by deed dated November 6, 2004, and of record in the Office of the Bourbon County Court Clerk in Deed Book 258, at Page 581, and described as follows:

Parcel No. 3 fronting 250 feet on Houston-Antioch Road, as shown on the plat thereof for Edward P. Williams, et ux, recorded in the Bourbon County Court Clerk's Office in Plat Cabinet "C", Slide 184.

THERE IS, HOWEVER, EXCEPTED THEREFROM the following tract of land containing 12.682 acres conveyed to Gary L. Hopkins and Joyce K. Hopkins, husband and wife, by deed dated March 3, 2006, and of record in the Office of the Bourbon County Court Clerk in Deed Book 264, at Page 652, and described as follows:

All that certain tract or parcel of land, lying and being located in Bourbon County, Kentucky: and situated on the south side of Houston-Antioch Road; and more particularly described as follows:

Beginning at point on the south edge of Houston-Antioch Road, a corner to Marsha M. Sloan (D.B. 249, Pg. 673; P.C. C, Sh. 126); said point lying N. 48° 15' 00" W. 250.00 feet from a point on the south edge of said Houston-Antioch Road, a corner to Donald R. Thompson & Wanda R. Thompson (D.B. 77, Pg. 606; W.B. BB, Pg. 415; W.B. DD, Pg. 425); thence with said Sloan S. 47° 57' 04" W. passing an iron pin at 9.96 feet, in all 2224.76 feet to an iron pin, in the line of Rosemont Farm, LLC (D.B. 2122, Pg. 170-Fayette Co.); thence with said Rosemont Farm, LLC N. 44° 35' 00" W. 250.00 feet to an iron pin, a corner to Parcel 6, a new division of Edward P. Williams & Susan A. Williams (D.B. 152, Pg. 437); thence with said new division N. 47° 58' 52" E. 2209.35 feet to an iron pin on the south edge of Houston-Antioch Road; thence with said road S. 48° 07' 29" E. 250.00 feet to the point of beginning containing an area of 12.682 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 Allen Patrick Darnell PE, PLS on October 14, 2004. See Plat recorded in Plat Cabinet C, Sheet 228.

THERE IS, HOWEVER, EXCEPTED THEREFROM the following tract of land containing 16.066 acres conveyed to Danny Knight and Patricia Knight, husband and wife, by deed dated August 29, 2013, and of record in the Office of the Bourbon County Court Clerk in Deed Book 292, at Page 107, and described as follows:

All that certain tract or parcel of land, lying and being located in Bourbon County, Kentucky: and situated on the south side of Houston-Antioch 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 bearing stated herein are referenced to Plat Cabinet C, Sheet 228. All deed and plat references stated herein are found in the Office of the Bourbon County Clerk, unless otherwise stated.

Beginning at an iron pin in the south right-of-way of Houston-Antioch Road, a corner to Parcel 8, a new division of Edward P. Williams & Susan A. Williams (D.B. 151, Pg 308); said point lying S. 48° 07' 29" E. 713.64 feet from an iron pin in said right-of-way of said road, a corner between said Parcel 8 and Danny W. Jett & Tarri L. Jett (D.B. 258, Pg. 581; P.C. C, Sl. 184); thence with the said south right-of-way of said Houston-Antioch Road S. 48° 07' 29" E. 320.00 feet to an iron pin, a corner to Gary L. Hopkins & Joyce K. Hopkins (D.B. 264, Pg. 652; P.C. C, Sl. 228); thence with said Hopkins S. 47° 58' 52" W. passing an iron pin at 1,104.68 feet, in all 2,209.35 feet to an iron pin, in the line of Rosemont Farm, LLC (D.B. 2122, Pg. 170 (Fayette Co.)); thence with said Rosemont Farm, LLC N. 44° 35' 00" W. 318.50 feet to an iron pin, a corner to Parcel 8, a new division of Edward P. Williams & Susan A. Williams (D.B. 151, Pg. 308); thence with said Parcel 8 N. 47° 58' 52" E. passing an iron pin at 1,094.78 feet, in all 2,189.57 feet to the point of beginning containing an area of 16.066 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 July 24, 2013. See Plat recorded in Plat Cabinet C, Sheet 344.

THERE IS, HOWEVER, EXCEPTED THEREFROM the following tract of land containing 14.434 acres conveyed to Charles Lowe (aka Charles Brian Lowe) and Mallory M. Lowe (aka Mallory Marie Lowe), husband and wife, by deed dated March 16, 2018, and of record in the Office of the Bourbon County Court Clerk in Deed Book 306, at Page 750, and described as follows:

All those certain tracts or parcels of land, lying and being located in Bourbon County, Kentucky; and situated on the southwest side of Houston-Antioch 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 C, Sheet 228. All deed and plat references stated herein are found in the Office of the Bourbon County Clerk, unless otherwise stated.

PARCEL 8-B (14.434 Acres)

Beginning at an iron pin in the southwest right-of-way of Houston-Antioch Road, a corner to Parcel 8-A, a new division of Edward P. Williams & Susan A. Williams (D.B. 152, Pg. 437 (Bourbon Co.)); said point being located S. 48° 07' 29" E. 423.64 feet from an iron pin in said right-of-way, a corner to Danny W. Jett & Tarri L. Jett (D.B. 258, Pg. 581; P.C. C, Sh. 184 (Bourbon Co.)); thence with the said southwest right-of-way of said Houston-Antioch Road S. 48° 07' 29" E. 290.00 feet to an iron pin, a corner to Danny K. Knight & Patricia Knight (D.B. 292, Pg. 107 (Bourbon Co.)); thence with said Knight S. 47° 58' 52" W. passing an iron pin at 855.06 feet, again at 1,094.79 feet, in all 2,189.57 feet to an iron pin, a corner to Rosemont Farm, LLC (D.B. 2122, Pg. 170 (Fayette Co.)); thence with said Rosemont Farm, LLC N 44° 30' 15" W. 288.63 feet to an iron pin, a corner to Parcel 8-A, a new division of Edward P. Williams & Susan A. Williams (D.B. 152, Pg. 437 (Bourbon Co.)); thence with said Parcel 8-A N. 47° 27' 39" E. passing an iron pin at 1,329.53 feet, in all 2,171.23 feet to the point of beginning containing an area of 14.434 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 July 24, 2013. See Plat recorded in Plat Cabinet D, Slide 9.

Being the same property conveyed to Edward P. Williams and Susan A. Williams, husband and wife, by deed dated March 3, 1967, and of record in the Office of the Bourbon County Court Clerk in Deed Book 151, at Page 308 and by deed of correction, dated October 14, 1967, and of record in the aforesaid Clerk's Office in Deed Book 152, at Page 437. Edward P. Williams died on October 3, 2018 and Susan A. Williams became sole owner thereof by virtue of the survivorship language contained in said deed. Said Susan A. Williams died intestate on April 22, 2019, leaving as her sole heirs at law the following, to wit: Lynn Williams

Mayo and Daniel E. Williams. See Affidavit of Descent of record in the aforesaid Clerk's Office in Deed Book 314, at Page 826.

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, an undivided one-half interest, with Covenant of GENERAL WARRANTY subject, however, to easements and restrictions of record.


The property tax bills for the year 2020 should be sent in care of Daniel E. Williams at 2248 Houston-Antioch Road, Lexington, Kentucky 40516.

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


LYNN WILLIAMS MAYO

COMMONWEALTH OF KENTUCKY
COUNTY OF BOURBON

The foregoing instrument was acknowledged before me this the 31 day of August, 2020, by Lynn Williams Mayo, a single person, as first party herein.


NOTARY PUBLIC-STATE AT LARGE, KY.
My Commission expires: 1/10/2024
Notary No.: KY NP394