

APPLICATION TO PLANNING COMMISSION

Subdivision

Bourbon County Joint Planning Commission
525 High Street, Paris, KY 40361 • (859) 987-2150 • Fax (859) 987-2136

Handwritten signature/initials in a circle.

Office Use only:

Application No. MS 21-03 Fee Amount: \$150 Date Fee Received: 2/12/21 CHECK 11251 DARNELL ENG.

1. APPLICANT Lauren Forsythe Biddle & William A. Biddle

MAILING ADDRESS 1910 Yorktown Drive, Paris, KY 40361

PHONE NO. (859) 707-8231-Lauren (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: 55.39 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- 3=20.902; P4B=34.488 4- 5-

Acreege of Parcel to be divided: 34.488

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)

Handwritten signature: Lauren Biddle 1-20-21 1-20-21

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](mailto:allenpatrickdarnell@gmail.com) (EMAIL)*

February 12, 2021

File No. 21-4617

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

RE: Consolidation @ Peacock Road, Bourbon County

Dear Sirs:

Please find transmitted herewith a consolidation application and plat. The purpose of this plat is to consolidate a 2.378 acre parcel with an 18.650 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:

MARGARET & JOSEPH SHOWALTER, 820 BRENTSVILLE RD, PARIS KY 40361  
CLAY T FORYTHE, 1571 PEACOCK RD, PARIS KY 40361  
STEWART PROPERTY HOLDINGS LLC, 500 NORTH MIDDLETOWN RD, PARIS KY 40361

Respectfully Submitted,

Darnell Engineering, Inc.

Cc: File

Enclosures

308150

DEED

THIS DEED made and entered into this 5th day of September, 2018, by and between BRUCE H. FORSYTHE and DUDLEY MARIE FORSYTHE, husband and wife, of 40 Victory Road, Paris, Kentucky 40361, parties of the first part, and LAUREN FORSYTHE BIDDLE and WILLIAM ANDREW BIDDLE, wife and husband, of 1910 Yorktown Drive, Paris, Kentucky 40361, parties of the second part;

W I T N E S S E T H:

For and in consideration of the premises and the love and affection the parties of the first part, Bruce H. Forsythe and Dudley Marie Forsythe, have for their granddaughter and her husband, Lauren Forsythe Biddle and William Andrew Biddle, the parties of the first part hereby acknowledge, remise, convey, release and forever quitclaim unto the parties of the second part, for and during their joint lives with remainder in fee simple to the survivor of them, their heirs and assigns forever, any and all right, title interest or claim in and to the following described real property located in Bourbon Kentucky:

All that certain tract or parcel of land, lying and being located in Bourbon County, Kentucky: and situated on the west side of Peacock 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, Slide 322. All deed and plat references stated herein are found in the Office of the Bourbon County Clerk, unless otherwise stated.

Beginning at a mag nail in the center of Peacock Road, a corner to Parcel 4, a new division of Bruce H. Forsythe & Marie Dudley Forsythe (D.B. 182, Pg. 651; W.B. X, Pg. 177); said point being located S. 04° 00' 16" W. 927.19 feet from a found railroad spike in the center of said road, a corner to Mt. Lebanon, LLC (D.B. 295, Pg. 404; P.C. C, Sh. 322); thence with the center of said Peacock Road S. 03° 38' 20" W. 119.91 feet to a point and S. 04° 22' 09" W. 187.92 feet to a mag nail, a corner to Parcel 4, a new division of Bruce H. Forsythe & Marie Dudley Forsythe (D.B. 182, Pg. 651; W.B. X, Pg. 177); thence with said Parcel 4 for three calls as follows: (1) N. 83° 30' 00" W. passing an iron pin bearing "Witness 3553" at 20.00 feet, again at 1,000.00 feet, against at 1,995.71 feet, in all 2,975.70 feet to an iron pin, (2) N. 09° 53' 13" E. 308.09 feet to a point, and (3) S. 83° 30' 00" E. passing an iron pin bearing "Witness 3553" at 11.10 feet, again at 979.95 feet, again at 1,946.90 feet, again at 2,924.53 feet, in all 2,944.53 feet to the point of beginning containing an area of 20.903 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 13, 2017. See Plat recorded in Plat Cabinet D, at Slide 20.

Being a part of the same property wherein an undivided one-half (1/2) interest was conveyed to Bruce H. Forsythe and Marie Dudley Forsythe by Ann Talbot Keller Morrison, by deed dated October 1, 1979, and of record in the Office of the Bourbon County Court Clerk in Deed Book 182, at Page 651. And being a part of the same property wherein an undivided one-half (1/2) interest was devised to Marie Dudley Keller (now known as Marie Dudley Forsythe) by Will of Anna T. Talbott, and of record in the aforesaid Clerk's Office in Will Book X, at Page 177.

314/77

DEED

THIS DEED made and entered into this 27<sup>th</sup> day of March ~~February~~, 2020, by and between BRUCE H. FORSYTHE and MARIE DUDLEY FORSYTHE, husband and wife, of 40 Victory Road, Paris, Kentucky 40361, parties of the first part, and GARRARD CLAY FORSYTH, a single person, of 526 Pleasant Street, Paris, Kentucky 40361, party of the second part;

WITNESSETH:

For and in consideration of the premises and the love and affection the parties of the first part, Bruce H. Forsythe and Marie Dudley Forsythe, have for their grandson, Garrard Clay Forsyth, the parties of the first part hereby acknowledge, remise, convey, release and forever quitclaim unto the party of the second part, in fee simple, his heirs and assigns forever, any and all right, title interest or claim in and to the following described real property located in Bourbon Kentucky:

PARCEL 4-B (34.488 Acres)

All that certain tract or parcel of land, lying and being located in Bourbon County, Kentucky: and situated on the west side of Peacock 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 322. All deed and plat references stated herein are found in the office of the Bourbon County Clerk, unless otherwise stated.

20 MAY 19 AM 9:07  
LODGED FOR RECORD  
RICHARD STIPPEADS  
BOURBON COUNTY CLERK

Beginning at a mag nail in the center of Peacock Road, a corner to Parcel 4-A, a new division of Bruce H. Forsythe & Marie Dudley Forsythe (D.B. 182, Pg. 651; W.B. X, Pg. 177); said point being located S.04°01'04"W. 894.15 feet from a found railroad spike in the center of said road, a corner to Elizabeth Forsythe Spencer & Donnie R. Spencer (D.B. 304, Pg. 460; P.C. C, Sh. 322) and Mt. Lebanon, LLC (D.B. 295, Pg. 404; P.C. C, Sh. 322); thence with the center of said Peacock Road S.03°38'20"W. 33.04 feet to found metal, a corner to Lauren Forsythe Biddle & William Andrew Biddle (D.B. 308, Pg. 525; P.C. D, Sh. 20); thence with said Biddle for three calls as follows: (1) N.83°30'00"W. passing an iron pin bearing "Witness 3553" at 20.00 feet, again at 997.63 feet, again at 1,964.58 feet, again at 2,933.43 feet, in all 2,944.53 feet to a point, (2) S.09°53'13"W. 308.09 feet to an iron pin, and (3) S.83°30'00"E. passing an iron pin bearing "Witness 3553" at 980.00 feet, again at 1,975.70 feet, again at 2,955.70 feet, in all 2,975.70 feet to found metal in the center of Peacock Road; thence with the center of said road S.04°22'09"W. 217.71 feet to found metal, a corner to Clay T. Forsythe (D.B. 218, Pg. 572; D.B. 283, Pg. 283; P.C. B, Sh. 212); thence with said Forsythe N.84°33'07"W. passing an iron pin bearing "Witness 3553" at 20.00 feet, in all 1,177.33 feet to a found iron pin bearing "RLS 1662" and S.04°27'21"W. 369.06 feet to a found iron pin bearing "RLS 1662", a corner to Stewart Property Holdings, LLC (D.B. 285, Pg. 128); thence with said Stewart Property Holdings, LLC N.84°51'41"W. passing an iron pin bearing "Witness 3553" at 1,721.57 feet, in all 1,730.35 feet to a point in the east right-of-way of CSX Railroad; thence with said right-of-way of said railroad with a curve to the right having a radius of 1,833.06 feet, an arc length of 763.41 feet, and a chord bearing N.01°31'49"W. 757.90 feet to a point and N.10°24'02"E. 239.75 feet to an iron pin, a corner to Parcel 4-A, a new division of Bruce H. Forsythe & Marie Dudley Forsythe (D.B. 182, Pg. 651; W.B. X, Pg. 177); thence with said Parcel 4-A S.83°30'00"E. passing an iron pin bearing "Witness 3553" at 997.75 feet, again at 1,964.70 feet, in all 2,960.68 feet to the point of beginning containing an area of 34.488 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 13, 2017. See Plat recorded in Plat Cabinet D, at Slide 43.

Being a part of the same property wherein an undivided one-half (1/2) interest was conveyed to Bruce H. Forsythe and Marie Dudley Forsythe by Ann Talbot Keller Morrison, by deed dated October 1, 1979, and of record in the Office of the Bourbon County Court Clerk in Deed Book 182, at Page 651. And being a part of the same property wherein an undivided one-half (1/2) interest was devised to Marie Dudley Keller (now known as Marie Dudley Forsythe) by Will of Anna T. Talbott, and of record in the aforesaid Clerk's Office in Will Book X, at Page 177.

TO HAVE AND TO HOLD the above described property unto the party of the second part in fee simple, his heirs and assigns forever, however, subject to easements and restrictions of record.

The parties hereto do hereby certify that no cash consideration was exchanged between the parties and that the fair cash value of the property according to the records of the Bourbon County Property Valuation Administrator is TWO HUNDRED SIX THOUSAND NINE HUNDRED TWENTY FIVE DOLLARS (\$206,925.00). The Party of the Second part joins herein to certify the consideration and this statement is given for the purpose of complying with KRS 382.135.

The 2020 ad valorem tax bill should be sent in care of Garrard Clay Forsyth at 526 Pleasant Street, Paris, Kentucky 40361.

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

