

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 21-04 Fee Amount: \$ 150.00 Date Fee Received: 3/12/2021

1. APPLICANT Matthew David Kerr & Olivia Amber Kerr

MAILING ADDRESS 1540 Bethlehem Road, Paris, KY 40361

PHONE NO. (859) 621-3345 (HOME) (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: 60.81 NUMBER OF LOTS: 2

5. EXISTING USE: agriculture ZONING DISTRICT: A-1

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

Acreeage of Original Lots: Property 1- 1+3=55.72; 2=5.09 4- 5-
Acreeage of Parcel to be divided: 55.72

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)

Matthew David Kerr Olivia Amber Kerr 3-4-21

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 (EMAIL)

March 12, 2021

File No. 21-4634

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

RE: Consolidation @ Bethlehem Road (KY 2335), Bourbon County

Dear Sirs:

Please find transmitted herewith a consolidation application and plat. The purpose of this plat is to consolidate a 7.217 acre parcel with an existing 5.09 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:

JOHN D & TAMARA E GAGEL, 1530 BETHLEHEM RD, PARIS KY 40361-9006
TIMOTHY S & ANNIE GRIGGS, 1568 BETHLEHEM RD, PARIS KY 40361
BRIAN L & JENNIFER R GUYTON, 1570 BETHLEHEM RD, PARIS KY 40361
BARBARA B WARD, 1630 BETHLEHEM RD, PARIS KY 40361
JENNIFER A CARLTON TRUST, 816 HUTCHISON RD, PARIS KY 40361
CORRIGAN RACING STABLES, INC; 878 HUTCHISON RD; PARIS KY 40361
ILENE FURST, 900 HUTCHISON RD, PARIS KY 40361

Respectfully Submitted,

Darnell Engineering, Inc.

Cc: File

Enclosures

2-13-01
mailed to
atty

TRUSTEE DEED

THIS DEED, is made and entered into this 8 day of December, 2000, by and among, KENNETH A. GRIGGS and JANIE L. GRIGGS, husband and wife, of 4744 Bryan Station Road, Lexington, Kentucky 40505 ("First Parties"), J. PATRICK SULLIVAN, TRUSTEE, of 180 North Mill Street, Lexington, Kentucky 40507 ("Second Party"), and KENNETH A. GRIGGS and JANIE L. GRIGGS, husband and wife, of 4744 Bryan Station Road, Lexington, Kentucky 40505 ("Third Parties").

WITNESSETH:

That for and in consideration of the total purchase price of ONE DOLLAR (\$1.00), cash in hand paid, the receipt of which is hereby acknowledged by First Parties, and the promise of Second Party to immediately reconvey same as herein done, the First Parties have BARGAINED and SOLD and do hereby GRANT, SELL and CONVEY unto the Second Party, its successors and assigns, in a fiduciary capacity only, the following described property located in Bourbon County, Kentucky, to-wit:

THE following two parcels of land lying and being in Bourbon County, Kentucky and situated on the west side of Bethlehem Road and being particularly described as follows:

PARCEL 1:

Beginning at a pk nail (set) in the center of Bethlehem Road at a corner to Tract 2 (see Exhibit "A" attached); thence with the line of said Tract 2 N 89 degrees 15' 00" W 2,780.58 feet to an iron pin (set) at a point in the line of Shipp (Deed Book 132, Page 462); thence with the line of said Shipp N 04 degrees 35' 00" W 1,007.99 feet to an iron pin (set) at a corner to Williams (see Exhibit "A" attached); thence with the line of said Williams (remaining acreage from Deed Book 165, Page 265) for three (3) calls: 1) S 89 degrees 15' 00" E 1,732.48 feet to an iron pin (set); 2) S 05 degrees 11' 15" W 376.13 feet to an iron pin (set); and 3) S 89 degrees 15' 00" E 1,206.31 feet to a pk nail (set) in the center of Bethlehem Road; thence with the center of Bethlehem Road S 03 degrees 58' 52" W 629.62 feet to the point of beginning and containing 55.443 acres, more or less, and being further described as Tract 3 on the Survey & Plat for Kenneth & Judith A. Williams, Bethlehem Road, Paris, Kentucky, as prepared by William E. Hudnall, Land Surveyor, Paris, Kentucky, and attached hereto, incorporated herein, and made a part hereof by reference as Exhibit "A."

MAIL TO ATTORNEY

00 DEC 13 AM 10:53
RECORDED FOR RECORD
RICHARD STIPP HEADS
BOURBON COUNTY CLERK



Being the same property conveyed to Kenneth A. Griggs and Janie L. Griggs, by deed dated the 7th day of February, 2000, and of record in Deed Book 239, Page 174, in the Bourbon County Court Clerk's office.

PARCEL 2:

Beginning at a pk nail (fnd) in the center of Bethlehem Road, a corner to Kenneth & Janie Griggs (DB 239, Pg 174); thence leaving said road and running with the line of Griggs N 89 degrees 15' 00" W 1,206.31 feet to a I.P. (fnd); thence running first with the line of Griggs and thence with the line of Kenneth & Judith A. Williams (DB 165, Pg 265) N 05 degrees 11'15" E 751.17 feet to a I.P. (set) with I.D. Cap (1662); thence with the line of Williams S 89 degrees 15' 00" E 1,188.47 feet to a pk nail (set) in the center of the Bethlehem Road; thence running with the center of said road S 03 degrees 56' 00" W 750.00 feet to the point of beginning and containing 20.586 acres, more or less, and being further described as Tract 2 on the Agricultural Land Division for Kenneth and Judith A. Williams, Bourbon County, Kentucky, dated 6-19-2000, as prepared by William E. Hudnell, Land Surveyor, Paris, Kentucky, and filed of record on July 21, 2000, in Plat Cabinet C, Slide 41, in the Bourbon County Clerk's Office, Bourbon County, Kentucky.

Being the same property conveyed to Kenneth A. Griggs and Janie L. Griggs, by deed dated the 11th day of October, 2000, and of record in Deed Book 241, Page 797, in the Bourbon County Court Clerk's office.

TO HAVE AND TO HOLD the above described Property, together with all appurtenances and privileges thereunto belonging, unto the said Second Party, in fee simple, its successors and assigns, FOREVER.

First Parties do hereby release and relinquish all their right, title and interest in and to said Property, including dower, curtesy, the homestead exemption, and all other exemptions allowed by law; and the First Parties do hereby covenant to and with the Second Party, its successors and assigns, forever; that the First Parties are lawfully seized in fee simple of said Property, that they have good and lawful right to sell and convey the same as herein done, and that the title thereto is clear, perfect and unencumbered, except as hereinafter stated, and with said exceptions, the First Parties WARRANT GENERALLY the title thereto.

PROVIDED, HOWEVER, this conveyance and the above warranty are made subject to all applicable restrictions, covenants, agreements, mortgages and easements apparent or of record affecting said title; liens for the current ad valorem taxes and special assessments assessed against the property which Second Party assumes and agrees to pay; and all applicable building, zoning and health enactments.

\$30.00 RE TAX
Paid 6-4-04
Richard Stipp Esq. BCC
By: Donna K. Powell D.C.



BOOK 256 PAGE 474

KAB
OAK

DEED OF CONVEYANCE

THIS DEED OF CONVEYANCE is made and entered into this 4th day of June, 2004, by and between KENNETH A. GRIGGS and JANIE L. GRIGGS, husband and wife, of 4744 Bryan Station Road, Lexington, Kentucky 40516, hereinafter called First Parties, and MATTHEW DAVID KERR and OLIVIA AMBER KERR, husband and wife, of 1596 Bethlehem Rd Paris, Ky 40361 hereafter called Second Parties.

June
OAK
40361
MK

WITNESSETH:

That the First Parties, for and in consideration of the total purchase price of THIRTY THOUSAND DOLLARS (\$30,000.00) cash in hand paid by Second Parties, the receipt of all of which is hereby acknowledged, has BARGAINED and SOLD and do hereby GRANT and CONVEY unto the Second Parties, for and during their joint lives with the remainder in fee simple to the survivor of them, his or her heirs and assigns forever, the following described property together with improvements thereon and appurtenances thereunto belonging, located in the County of Bourbon, State of Kentucky, and more fully described as follows, to-wit:

That certain tract or parcel of land lying and being in Bourbon County, Kentucky, and situated on the west side of Bethlehem Road, and being more particularly described as follows:

Beginning at a point, said point being in the center of Bethlehem Road corner common to John D. and Tamara Gagel DB. 248, Pg. 668; thence commencing from the beginning point with said centerline of Bethlehem Road, S 03 deg. 45 min. 43 sec. W., 250.00 feet to a point; corner common to Timothy S. and Annie Griggs, DB. 245, Pg. 009; thence leaving said Road with the line of Timothy Griggs, No. 89 deg. 03 min. 15 sec. W., passing an offset iron pin with cap marked PLS 2670 at 20.00 feet a total of 887.45 feet to a found iron pin with cap; thence, severing the 60.81 acre tract of Kenneth Griggs, N. 03 deg. 58 min. 52 sec. E., 250.25 feet to a found iron pin with cap at the southwest corner of said Gagel; thence, with said line of Gagel passing a set iron pin with cap marked PLS 2670 at 866.56 feet a total of 886.56 feet to the point of beginning and containing 5.09 acres as recovered 4/10/04 by Barry M. Robinson, KY. PLS 2670 and being further described as Parcel 1 of the Agricultural Subdivision for Kenneth A. and Janie L. Griggs dated May 10, 2004 as prepared by Barry M. Robinson, Land Surveyor, Paris, Kentucky and filed of record on the 3rd day of June, 2004 in Plat Cabinet C, Slide 168 in the Bourbon County Clerk's office.

Said Parcel 1 being a portion of the same property conveyed to First Parties by deeds of record in Deed Book 241, Page 797 and Deed Book 241, Page 34 in the Bourbon County Clerk's Office.

LODGED FOR RECORD
RICHARD STIPP ESQ.
BOURBON COUNTY CLERK

04 JUN -4 PM 12:10