

APPLICATION TO PLANNING COMMISSION

Development Plan

Paris- Bourbon County Joint Planning Commission

301 Main Street, Paris, KY 40361 • (859) 987-2150 • Fax (859) 987-2136

Office Use only:

Application No. DVP 21-02 Fee Amount: \$ 150<sup>00</sup> Date Fee Received: 5/14/2021

1. APPLICANT Kentucky Smelting Technology, Inc. Owner (if different) \_\_\_\_\_

MAILING ADDRESS 140 Bellafato Drive, Paris, KY 40361

PHONE NO. 859-987-6998 (main) (HOME) Jeremy Dewese (cell) 859-621-5523 (WORK)

2. TYPE OF REQUEST- Please Circle: Site Plan/ Preliminary/ Conceptual/ Final

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

4. LOCATION OF SITE: 140 Bellafato Drive, Paris TOTAL ACREAGE: 16.756

5. EXISTING USE: Smelting plant ZONING DISTRICT: I-1 NUMBER OF LOTS: 2

6. DESCRIPTION OF PROPOSED USE: Storage of spare parts and Raw materials used in smelting processes.

7. FEE: refer to fee schedule

8. UTILITIES (yes or no): Water Yes Sewer Yes Electric Yes

9. SUPPLEMENTAL INFORMATION: Please include additional information with your application.

CHECKLIST:

- Attach a Legal Description of the Property
- Attach a narrative describing any prior actions taken by the Board of Adjustment on this property
- Submit plans with application

I hereby certify that the information contained in this application and supporting attachments is true and correct. I acknowledge that the paid fee will not be returned after legal notices have been submitted.

Gary Hays  
APPLICANT SIGNATURE

5-6-2021  
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@kymail.com](mailto:allenpatrickdarnell@kymail.com) (EMAIL)

May 14, 2021

File No. 20-4644

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

RE: Final Development Plan @ Bellafato Drive, Paris

Dear Sirs:

Please find transmitted herewith a final development plan application and a copy of the current deeds. The applicants are proposing to build a 5,000 square foot storage building for spare parts and raw materials us in the smelting process.

According to county clerk records The Board of Adjustments approved a dimensional variance regarding an access road. Said variance was recorded August 26, 2019. Additionally, The Board of Adjustments approved a second variance regarding the access road which was recorded on October 22, 2019.

Respectfully Submitted,

Darnell Engineering, Inc.

Cc: File

Enclosures

**DEED**

This **DEED OF CONVEYANCE** made and entered into the 12<sup>th</sup> day of June, 2015, by and between **PARIS-BOURBON COUNTY ECONOMIC DEVELOPMENT AUTHORITY, INC.**, a Kentucky non-profit, non-stock statutory development authority corporation, whose address is 525 High Street, Paris, Kentucky 40361 ("Grantor"), and **KENTUCKY SMELTING TECHNOLOGY, INC.**, a Kentucky corporation with its principal office at 140 Bellafato Drive, Paris, Kentucky 40361 ("Grantee"). The in-care of tax mailing address for the current year is c/o Kentucky Smelting Technology, Inc., 140 Bellafato Drive, Paris, Kentucky 40361.

**WITNESSETH:**

For and in consideration of the forgiveness of that Draw Note dated December 22, 2004, and the release of the Mortgage and Assignment of Rents of even date and of record in Mortgage Book 411, Page 222, in the Office of the Bourbon County Court Clerk, the receipt of which is hereby acknowledged, Grantor has bargained and sold and hereby grants and conveys unto the Grantee, its successors and assigns forever, in fee simple, the following described real property located in Bourbon County, Kentucky:

BEING all of Tract B as such tract appears on the plat entitled Corrected Paris-Bourbon County Economic Development Authority, Inc., Public Acquisition Minor Subdivision Section 346(d) Plat of P.C. 'C' Sl. 186, Tract B, C, a portion of the Russell des Cognets Property, of record in Plat Cabinet C, Slide 225, in the Bourbon County Clerk's office.

Being a portion of the same property conveyed to Paris Bourbon County Economic Development Authority, Inc., a statutory city county non-stock non-profit incorporated board, by deed dated December 22, 2004, of record in Deed Book 259, Page 79, in the Bourbon County Clerk's office.

2015 JUN 12 PM 5:42  
 LODGED FOR RECORD  
 RICHARD STIFF EADS  
 BOURBON COUNTY CLERK

**OWNERS CERTIFICATE**

I, DONOR, HEREBY CERTIFY THAT THE BASIS OF THE PLANNING AND DESIGN OF THIS PLAN AND DEDICATED TO THE COMMONWEALTH OF KENTUCKY AND THE CITY OF LOUISVILLE, AND ADJOINT TO THE CITY FOOT RIGHT-OF-WAY ADJACENT TO OUR PROPERTY AS SHOWN.

*Donna E. Tolet, Chairman*  
 DATE: 1-18-06  
 DONNA E. TOLET, CHAIRMAN  
 PARIS SUBDIVISION COMMISSION  
 EXTENSION COUNTY, KENTUCKY

**COMMISSIONS CERTIFICATION**

I, DONOR, HEREBY CERTIFY THAT THIS PLAN HAS MET THE PLANNING AND DESIGN REQUIREMENTS OF THE CITY OF LOUISVILLE, AND IS DEEMED TO BE IN ACCORDANCE WITH THE CITY OF LOUISVILLE ZONING ORDINANCE.

**SURVYORS CERTIFICATION**

I, DONOR, HEREBY CERTIFY THAT THIS PLAN MEETS THE REQUIREMENTS OF THE SURVEYING ACT OF 1978, AND THAT THE SURVEYING AND PLANNING STANDARDS OF ALL GOVERNING AUTHORITIES.

*Donna E. Tolet, Chairman*  
 DATE: 1-18-06  
 DONNA E. TOLET, CHAIRMAN  
 PARIS SUBDIVISION COMMISSION  
 EXTENSION COUNTY, KENTUCKY

I, HEREBY CERTIFY THAT THE ACQUISITION OF THE PROPERTY SHOWN HEREIN WAS APPROVED BY THE PARIS SUBDIVISION COMMISSION ECONOMIC DEVELOPMENT AUTHORITY, INC. BY RESOLUTION 2004-04-10 IS NOVEMBER 10, 2004.

*Donna E. Tolet, Chairman*  
 DATE: 1-18-06  
 DONNA E. TOLET, CHAIRMAN  
 PARIS SUBDIVISION COMMISSION  
 EXTENSION COUNTY, KENTUCKY

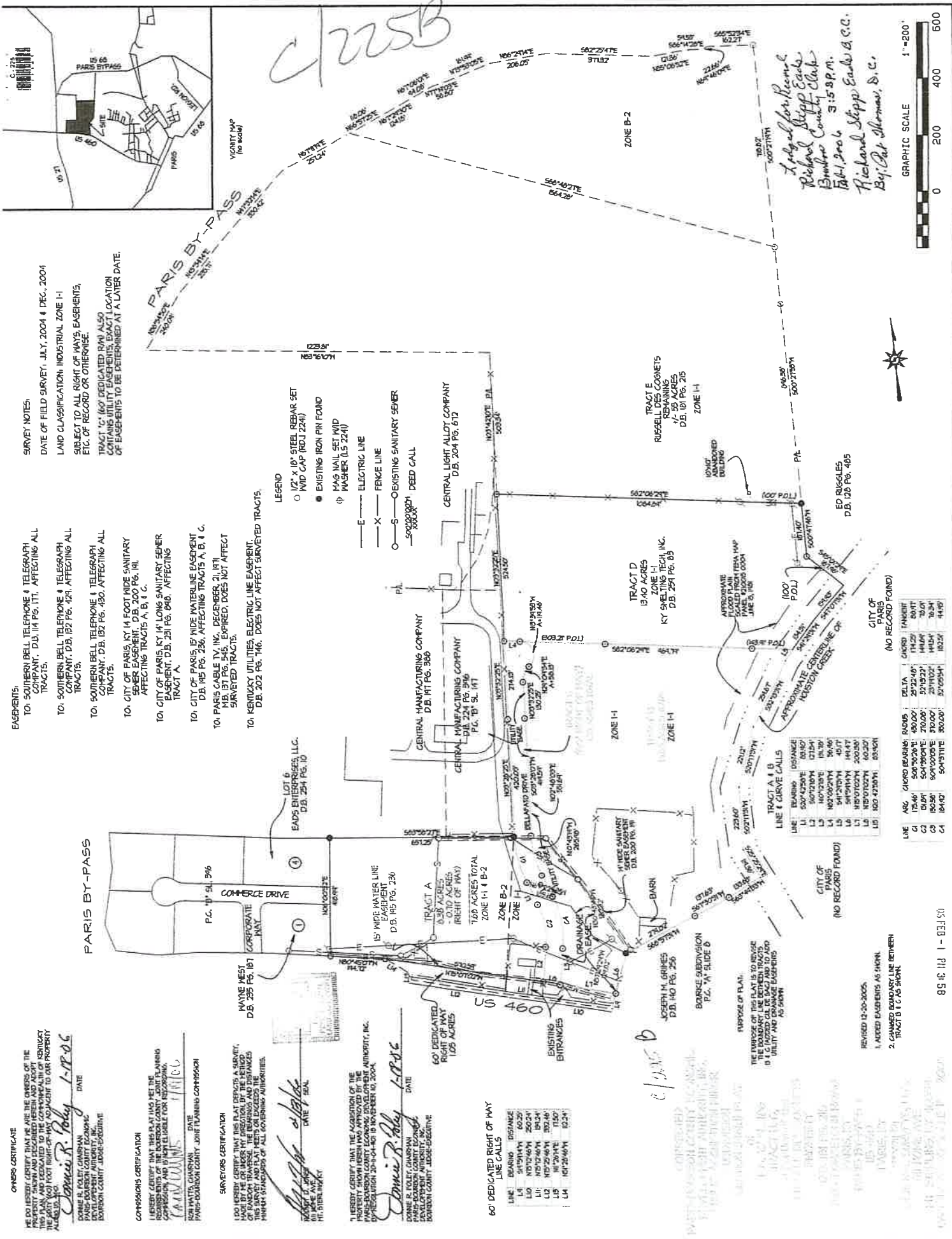
**60' DEDICATED RIGHT OF WAY LINE CALLS**

LINE	BEARING	DISTANCE
L1	S10°15'11" W	60.25'
L2	N73°26'41" W	250.34'
L3	N73°26'41" W	51.34'
L4	N73°26'41" W	302.46'
L5	N73°26'41" W	102.34'

- EASEMENTS**
- TO: SOUTHERN BELL TELEPHONE & TELEGRAPH COMPANY, D.B. 111 PG. 1171, AFFECTING ALL TRACTS.
  - TO: SOUTHERN BELL TELEPHONE & TELEGRAPH COMPANY, D.B. 132 PG. 421, AFFECTING ALL TRACTS.
  - TO: SOUTHERN BELL TELEPHONE & TELEGRAPH COMPANY, D.B. 132 PG. 430, AFFECTING ALL TRACTS.
  - TO: CITY OF PARIS, KY 14 FOOT WIDE SANITARY SEWER EASEMENT, D.B. 200 PG. 141, AFFECTING TRACTS A, B, & C.
  - TO: CITY OF PARIS, KY 14 LONG SANITARY SEWER EASEMENT, D.B. 231 PG. 040, AFFECTING TRACT A.
  - TO: CITY OF PARIS, KY WIDE WATERLINE EASEMENT, D.B. 145 PG. 236, AFFECTING TRACTS A, B, & C.
  - TO: PARIS CABLE TV, INC. DECEMBER 21, 1971, M.B. 131 PG. 545, EXPIRES, DOES NOT AFFECT SURVEYED TRACTS.
  - TO: KENTUCKY UTILITIES, ELECTRIC LINE EASEMENT, D.B. 202 PG. 146, DOES NOT AFFECT SURVEYED TRACTS.

**SURVEY NOTES**

DATE OF FIELD SURVEY: JULY, 2004 & DEC., 2004  
 LAND CLASSIFICATION: INDUSTRIAL ZONE I-1  
 SUBJECT TO ALL RIGHT OF WAYS, EASEMENTS, ETC. OF RECORD OR OTHERWISE.  
 TRACT 'C' (60' DEDICATED R/W) ALSO CONTAINS UTILITY EASEMENTS, EXACT LOCATION OF EASEMENTS TO BE DETERMINED AT A LATER DATE.



REVISED 12-30-2005  
 1. ADDED EASEMENTS AS SHOWN  
 2. CHANGED BOASTERS LINE BETWEEN TRACT B & C AS SHOWN

*Richard Stepp Esq.*  
*Richard Stepp Esq.*  
*Burns County Clerk*  
 Feb 1, 2006 3:58 P.M.  
*Richard Stepp Esq. & C.C.*  
*By: Pat Thomas, S.C.*



85-C-113-1-03150



LOGGED FOR RECORD  
RICHARD STIPP EADS  
BOURBON COUNTY CLERK

04 DEC 23 PM 3:11

BOOK 259 PAGE 83



### GENERAL WARRANTY DEED

22d THIS GENERAL WARRANTY DEED (the "Deed") is made and entered into as of the 22d day of December, 2004, by and between the **PARIS BOURBON COUNTY ECONOMIC DEVELOPMENT AUTHORITY, INC.**, a non-stock, non-profit statutory corporation, whose mailing address is 525 High Street, Paris, Kentucky 40361, Bourbon County (the "Grantor"), and **KENTUCKY SMELTING TECHNOLOGY, INC.**, a Kentucky corporation, whose mailing address is 702 Triport Road (IS-710), Georgetown, Kentucky 40323 (the "Grantee").

#### WITNESSETH:

That for and in consideration of the total purchase price of **THREE HUNDRED THIRTEEN THOUSAND TWO HUNDRED FIFTY-SEVEN and No/100 DOLLARS (\$313,257.00)**, the receipt, mutuality and sufficiency of which is hereby acknowledged, Grantor has this day **BARGAINED AND SOLD** and does hereby **GRANT AND CONVEY** unto Grantee, its successors and assigns forever:

(a) all of Grantor's right, title and interest in and to the following described real property, together with all of the rights, privileges, improvements thereon and appurtenances thereunto belonging, located in Bourbon County, Kentucky and being more particularly described as follows: Being all of Tract D as such tract appears on the plat entitled Public Acquisition Minor Subdivision Division of the Paris-Bourbon County Economic Development Authority, Inc. Section 346(d) Plat of Tract A, B, C, D & E a portion of the Russell Des Cognets property recorded in Plat Cabinet C, Slide 186 in the office of the clerk of Bourbon County, Kentucky (hereinafter referred to as the "Real Property").

(b) the following easements in and to the following described real property located in Bourbon County, Kentucky and being more particularly described as follows: Being all of Tract C as it appears on the plat entitled Public Acquisition Minor Subdivision Division of the Paris-Bourbon County Economic Development Authority, Inc. Section 346(d) Plat of Tract A, B, C, D & E a portion of the Russell Des Cognets property recorded in Plat Cabinet C, Slide 186 in the office of the clerk of Bourbon County, Kentucky (hereinafter referred to as the "Easement Real Property").

1. A perpetual nonexclusive easement for ingress, egress, passage and access by pedestrian or vehicular traffic, in, on, to, over, under, across and through the Easement Real Property and any street constructed on the Easement Real Property without obstruction (collectively, the "Right-of-Way Easement").

2. A perpetual nonexclusive easement for the purpose of installing and maintaining private, municipal and public utility facilities such as the transmission of

electricity, gas, telephone service, water, cable television service and other utilities and for such other purposes incidental to the development tracts of property adjacent to the Easement Real Property (collectively, the "Utility Easement").

3. A perpetual nonexclusive easement for the purpose of removing trees, brush and other obstructions or obstacles located upon the Easement Real Property which might interfere with Grantor's and/or its successor and assigns rights granted in this deed (collectively, the "Removal Easement")

Being a part of the real property conveyed to Grantor by Deed dated of even date herewith from Mr. Russell des Cognets, Jr. and recorded simultaneously herewith in the Bourbon County Clerk's Office in Deed Book 259, Page 79.

TO HAVE AND TO HOLD, the Real Property in fee simple and the easements herein described in the Easement Real Property, together with all the rights, privileges, appurtenances and improvements thereunto belonging, unto Grantee, its successors and assigns, forever.

Grantor agrees to construct and build road improvements upon the Easement Real Property in accordance with the terms of the Agreement between Grantor and Grantee of even date herewith (the "Agreement") and on any additional adjacent real property of Grantor that is necessary in order for any road improvements to meet all requirements for public roads of the Commonwealth of Kentucky, the City of Paris and the Bourbon County Fiscal Court ("Road Improvements") in order for the City of Paris to accept dedication of the Road Improvements. Following completion of the Road Improvements in accordance with the terms of the Agreement and at Grantee's sole discretion (1) Grantor agrees to dedicate the Road Improvements and Easement Real Property and any adjacent real property, if applicable, to the Commonwealth of Kentucky, the City of Paris, Kentucky or the Bourbon County Fiscal Court, as appropriate, as a public road or (2) Grantor agrees to convey all of its right, title and interest in the Road Improvements and the Easement Real Property and any adjacent real property, if necessary for the Road Improvements, to Lender.

If, and at such time, as Grantee determines the Road Improvements have been built that are sufficient to permit Grantee, its customers, suppliers, invitees and others ingress and egress in, on, to, over, across and through the Easement Real Property to the edge of the Real Property and the Road Improvements and Easement Real Property have been dedicated to and accepted by the Commonwealth of Kentucky, the City of Paris, Kentucky or the Bourbon County Fiscal Court as a public road, then Grantee shall, by an appropriate, recordable document, release the Right-of-Way Easement for the Easement Real Property.

If, and at such time, as Grantee determines that the Real Property, which is adjacent to the Easement Real Property, has reasonable access through properly created permanent easements in favor of all necessary utility companies to all of the utilities that Grantee requires for the Real Property, then Grantee shall, by an appropriate, recordable document, release the Utility Easement for the Easement Real Property.



**OTHERS CERTIFICATE**  
 BY SO HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREIN AND ALL OF KENTUCKY THIS PLAN, AND DOCUMENTS HEREON, AND ALL RIGHTS OF ADJACENT TO OUR PROPERTY ALONG THE 60' DEDICATED RIGHT-OF-WAY ADJACENT TO OUR PROPERTY

MUSSELL OET CORPES  
 JULIA DEW CORPES BY POWER OF ATTORNEY  
 OF KENTUCKY MORGAN ROSS, III, PART 313, DATE

**COMMISSION'S CERTIFICATION**  
 I HEREBY CERTIFY THAT THIS PLAN HAS MET THE REQUIREMENTS OF THE SUBDIVISION PLANNING COMMISSION, AND IS NOW AVAILABLE FOR RECORDATION.

JOHN RAYNE CHAIRMAN  
 PARIS-BOURBON COUNTY JOINT PLANNING COMMISSION  
 DATE

**SURVEYORS CERTIFICATION**  
 I, DO HEREBY CERTIFY THAT THIS PLAN REFLECTS A SURVEY, MADE IN ACCORDANCE WITH THE PROVISIONS OF THE PLANNING AND ZONING ACTS, AND THAT THE METERS AND DISTANCES ON THIS SURVEY AND PLAT MEETS OR EXCEEDS THE MINIMUM STANDARDS OF ALL GOVERNING AUTHORITIES.

ROBERT A. JONES  
 611 TOWN AVE.  
 MT. STERLING, KY

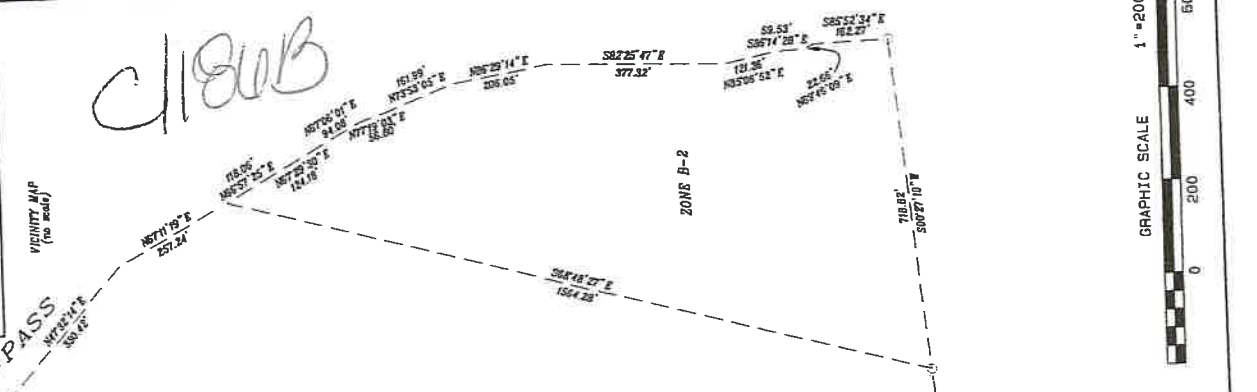
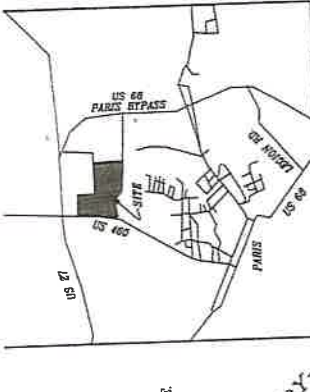
"I HEREBY CERTIFY THAT THE ACQUISITION OF THE PROPERTY SHOWN WAS APPROVED BY THE BOURBON COUNTY ECONOMIC DEVELOPMENT AUTHORITY, INC. BY RESOLUTION 20-18-04-01 ON NOVEMBER 10, 2004."

DATE 12-22-04  
 DONALD B. WARDEN CHAIRMAN  
 BOURBON COUNTY ECONOMIC DEVELOPMENT AUTHORITY, INC.  
 BOURBON COUNTY JUDGE-EXECUTIVE

**60' DEDICATED RIGHT OF WAY**  

LINE	BEARING	DISTANCE
L1	S115°57'14" W	60.25
L2	N10°14'00" W	500.24
L3	N87°19'27" W	150.24
L4	N75°59'08" W	332.48
L5	N78°17'45" W	112.00
L6	N85°46'08" E	112.00

Indefinite Record  
 Richard Stipp, Esq.  
 Bourbon County Clerk  
 December 23, 2004 3:10 PM  
 Richard Stipp, Esq., B.C.C.  
 By: Paul Thomas, D.C.



**SURVEY NOTES:**  
 DATE OF FIELD SURVEY: JULY, 2004 & DEC., 2004  
 LAND CLASSIFICATION: INDUSTRIAL ZONE I-1  
 SUBJECT TO ALL RIGHT OF WAYS, EASEMENTS, ETC. OF RECORD OR OTHERWISE.  
 TRACT "C" (60' DEDICATED R/W) ALSO CONTAINS UTILITY EASEMENTS. EXACT LOCATION OF EASEMENTS TO BE DETERMINED AT A LATER DATE.

**EASEMENTS:**  
 TO: SOUTHERN BELL TELEPHONE & TELEGRAPH COMPANY, D.B. 114 FC. 177. AFFECTING ALL TRACTS.  
 TO: SOUTHERN BELL TELEPHONE & TELEGRAPH COMPANY, D.B. 132 FC. 425. AFFECTING ALL TRACTS.  
 TO: SOUTHERN BELL TELEPHONE & TELEGRAPH COMPANY, D.B. 132 FC. 430. AFFECTING ALL TRACTS.  
 TO: CITY OF PARIS, KY 14 FOOT WIDE SANITARY SEWER EASEMENT, D.B. 300 FC. 181.  
 TO: CITY OF PARIS, KY 14' LONG SANITARY SEWER EASEMENT, D.B. 281 FC. 898. AFFECTING TRACT A.  
 TO: CITY OF PARIS, KY 15' WIDE WATERLINE EASEMENT, D.B. 186 FC. 236. AFFECTING TRACTS A, B, & C.  
 TO: PARIS CABLE TV, INC. DECEMBER, 21, 1971 M.B. 137 FC. 546. EXPIRED. DOES NOT AFFECT SURVEYED TRACTS.  
 TO: KENTUCKY UTILITIES. ELECTRIC LINE EASEMENT, D.B. 202 FC. 748. DOES NOT AFFECT SURVEYED TRACTS.

**LEGEND**  
 1/2" x 10" STEEL REBAR SET  
 W/ID GAP (RDJ 2241)  
 EXISTING IRON PIN FOUND  
 MAG NAIL SET W/ID W/ASTER (LS 2241)  
 ELECTRIC LINE  
 FENCE LINE  
 EXISTING SANITARY SEWER  
 DEED CALL

**TRACT A & B**  

LINE	BEARING	DISTANCE
L1	S30°42'05" A	63.80
L2	N30°12'18" E	121.64
L3	N07°18'16" A	101.78
L4	N81°06'29" W	101.77
L5	S14°59'31" W	46.07
L6	N75°59'14" W	183.27
L7	N75°57'07" E	200.00
L8	N75°57'07" E	80.20

**TRACT A & B CURVE DATA**  

LINE	ARC	CHORD	BEARING	RADIUS	DELTA	CHORD	TANGENT
L1	116.41	103.68	306.58	70.4	27.24	174.25	60.37
L2	151.69	101.43	109.94	371.25	119.25	78.34	38.54
L3	158.25	109.00	105.00	370.00	118.24	168.24	84.83
L4	164.82	116.37	116.37	330.00	103.37	171.37	84.83

**TRACT B**  
 19.80 ACRES (RIGHT OF WAY)  
 19.83 ACRES TOTAL

**TRACT C**  
 1.81 ACRES (RIGHT OF WAY)  
 1.83 ACRES TOTAL

**TRACT D**  
 13.40 ACRES (RIGHT OF WAY)  
 13.40 ACRES TOTAL

DATE 12-20-04 SCALE 1" = 200'

**PARIS BY-PASS**  
 15' WIDE WATER LINE  
 15' WIDE SANITARY SEWER EASEMENT  
 15' WIDE WATER LINE  
 15' WIDE SANITARY SEWER EASEMENT

**TRACT A**  
 8.38 ACRES (RIGHT OF WAY)  
 7.88 ACRES TOTAL

**TRACT B**  
 19.80 ACRES (RIGHT OF WAY)  
 19.83 ACRES TOTAL

**TRACT C**  
 1.81 ACRES (RIGHT OF WAY)  
 1.83 ACRES TOTAL

**TRACT D**  
 13.40 ACRES (RIGHT OF WAY)  
 13.40 ACRES TOTAL

**TRACT A & B CURVE DATA**  

LINE	ARC	CHORD	BEARING	RADIUS	DELTA	CHORD	TANGENT
L1	116.41	103.68	306.58	70.4	27.24	174.25	60.37
L2	151.69	101.43	109.94	371.25	119.25	78.34	38.54
L3	158.25	109.00	105.00	370.00	118.24	168.24	84.83
L4	164.82	116.37	116.37	330.00	103.37	171.37	84.83

**TRACT A & B**  
 TRACT A, B, C, D, & E  
 A PORTION OF THE  
 RUSSELL DES COGNETS  
 PROPERTY  
 D.B. 181 FC. 215  
 758 GEORGETOWN ROAD  
 PARIS, KY  
 PARIS BY-PASS &  
 US 460  
 PARIS, KY  
 SURVEY BY  
 CENTRAL SURVEYS, LLC.  
 611 HOME AVE.  
 MT. STERLING, KY 40353  
 DATE 12-20-04 SCALE 1" = 200'



REAL ESTATE TAX PAID AMT \$ 39.<sup>00</sup>  
 RICHARD STIPP EADS, BCC  
 DATE 4/6/11 BY Marie J. Vallet DC  
4-6-11

**DEED**

THIS DEED made and entered into as of April 1, 2011, by and between **JULIA DES COGNETS and RUSSELL DES COGNETS, JR.**, wife and husband, with addresses of 143 Seabreeze Avenue, Delray, FL 33483 and 3560 Coltnock Lane, Lexington, KY 40502, respectively, ("Parties of the First Part"), and **KENTUCKY SMELTING TECHNOLOGY, INC.**, a Kentucky corporation, with address of 702 Triport Road (IS-710), Georgetown, KY 40323 ("Party of the Second Part"). The in-care of mailing address for the current tax year is c/o Kentucky Smelting Technology, Inc., 702 Triport Road (IS-710), Georgetown, KY 40323.

**WITNESSETH:**

THAT, for and in consideration of the sum of THIRTY EIGHT THOUSAND EIGHT HUNDRED SEVENTY FIVE DOLLARS (\$38,875.00), the receipt of which is hereby acknowledged, said Parties of the First Part have this day BARGAINED and SOLD and do hereby GRANT and CONVEY unto the Party of the Second Part, in fee simple, its successors and assigns forever, all the following described property (sometimes referred to herein as "Property"), to-wit:

**PARCEL 1 (1.864 Acres)**

All that certain tract or parcel of land, lying and being located in Bourbon County, Kentucky, and situated on the south side of Paris By-Pass (US 68) and the north side of Bellafato Drive; 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 303 of the office of the Bourbon County Clerk's Office.

Beginning at an iron pin, a corner to Kentucky Smelting Technology, Inc. (D.B. 259, Pg. 83; P.C. C, Sl. 186B) and in the line of Central Light Alloy Company (D.B. 204, Pg. 672); said point lying S.03°42'10"W. 503.34 feet from a found iron pin marking the northeast corner of said Central Light Alloy Company; thence with said Central Light Alloy Company (D.B. 204, Pg. 672) N.03°42'10"E. 75.20 feet to an iron pin, a corner to Parcel 2, a new division of Julia des Cognets (D.B. 279, Pg. 582; P.C. C, Sl. 303); thence with said Parcel 2 S.82°06'29"E. 1,080.64 feet to an iron pin, in the line of Ed Ruggles Estate (D.B. 128, Pg. 485; D.B. 147, Pg. 307); thence with said Ruggles Estate S.00°29'13"W. 75.63 feet to an iron pin, a corner to Kentucky Smelting Technology, Inc.

Return to Preparer



(D.B. 259, Pg. 83; P.C. C, Sl. 186B); thence with said Kentucky Smelting Technology, Inc. N.82°06'29"W. 1,084.89 feet to the point of beginning containing an area of 1.864 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 December 7, 2010; as reflected on plat recorded in Plat Cabinet C, Sheet 318 of the Bourbon County Clerk's Office.

Said property being a portion of that property deeded to Julia des Cognets by Russell des Cognets, Jr. & Julia des Cognets by deed dated the "\_\_\_\_ day of November, 2009" (which deed appears to have been signed by Russell des Cognets, Jr. on the 5<sup>th</sup> day of November, 2009 and by Julia des Cognets on the 12<sup>th</sup> day of November, 2009) and recorded in Deed Book 279, Page 582 of the Bourbon County Clerk's Office.

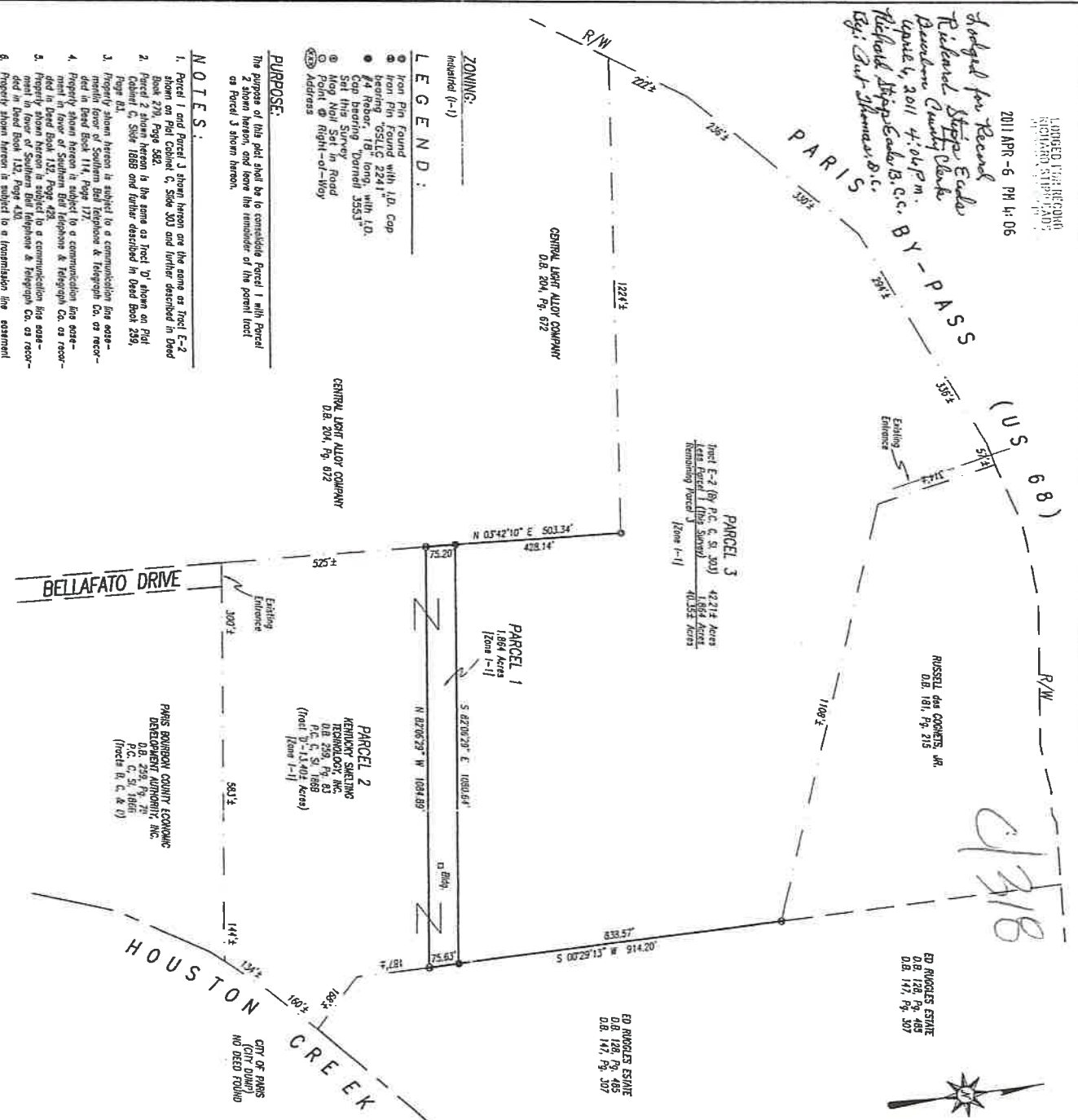
TO HAVE AND HOLD the Property, together with all rights, privileges, appurtenances and improvements thereunto belonging, unto the said Party of the Second Part, in fee simple, its successors and assigns forever.

Said Parties of the First Part do hereby release and relinquish unto the said Party of the Second Part, its successors and assigns forever, all of their right, title and interest in and to the Property, including dower, curtesy, the homestead exemption and any and all other exemptions allowed by law, and does hereby covenant to and with the Party of the Second Part, its successors and assigns forever, that the Parties of the First Part are lawfully seized in fee simple title to the Property and have a good and valid right to convey same as herein done, that the Property is free and clear of all encumbrances, and that the Parties of the First Part will WARRANT GENERALLY the title to the Property.

Provided, however, that there is also excepted from the foregoing warranty and covenants the following:

1. The restrictive covenants of record in the Bourbon County Clerk's office.
2. All conditions and/or restrictions affecting the Property herein conveyed and contained on any plat of record in the Bourbon County Clerk's office.
3. Zoning and building restrictions, regulations and ordinances.
4. Easements and rights-of-way of whatsoever nature and kind reserved and recorded in the Bourbon County Clerk's office.

Subjed for Record  
 Richard Steyer, Esq.  
 Bourbon County Clerk  
 April 4, 2011 4:04 PM.  
 Richard Steyer, Esq., B.C.S.  
 City of St. Thomas, B.C.



**ZONING:**  
 Residential (R-1)

**LEGEND:**  
 1 Iron Pin Found  
 2 bearing "OSLGC 2241"  
 3 Cap bearing "Darnell 3353"  
 4 Set this Survey  
 5 Map Not Set in Road  
 6 Point of Right-of-Way  
 7 Address

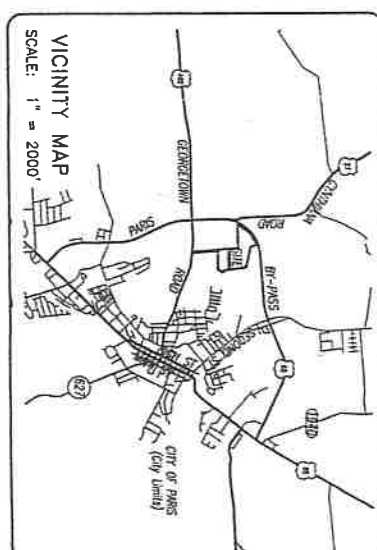
**PURPOSE:**  
 The purpose of this plat shall be to consolidate Parcel 1 with Parcel 2 shown herein, and leave the remainder of the parent tract as Parcel 3 shown herein.

**NOTES:**  
 1. Parcel 1 and Parcel 2 shown herein are the same as Tract E-2 shown on Plat Cobnet C, State 303 and further described in Deed Book 270, Page 582.  
 2. Parcel 3 shown herein is the same as Tract 'D' shown on Plat Cobnet C, State 1888 and further described in Deed Book 239, Page 81.  
 3. Property shown herein is subject to a communication line easement in favor of Southern Bell Telephone & Telegraph Co. as recorded in Deed Book 114, Page 177.  
 4. Property shown herein is subject to a communication line easement in favor of Southern Bell Telephone & Telegraph Co. as recorded in Deed Book 137, Page 483.  
 5. Property shown herein is subject to a communication line easement in favor of Southern Bell Telephone & Telegraph Co. as recorded in Deed Book 113, Page 430.  
 6. Property shown herein is subject to a transmission line easement in favor of Kentucky Utilities Company as recorded in Deed Book 402, Page 748.  
 7. Property shown herein is subject to any and all easements or rights shown herein.  
 8. Property shown herein is subject to those restrictions set forth by the Paris-Bourbon County Planning Commission for its respective zoning classification.  
 9. This plat shall be deemed invalid if not recorded within one (1) year of the Planning Commission Chairman's signature being affixed hereto.

**PARCEL 1**  
 1.864 Acres  
 (Zone I-1)

**PARCEL 2**  
 1.864 Acres  
 (Zone I-1)

**PARCEL 3**  
 42.214 Acres  
 (Zone I-1)



**OWNERS CERTIFICATION**  
 I do hereby certify that I am (we are) the owner(s) of record of the property plotted herein, said property being (a portion of) the same property conveyed to me (us) by \_\_\_\_\_ and recorded in Deed Book \_\_\_\_\_ by deed dated \_\_\_\_\_ and recorded in Deed Book \_\_\_\_\_ by deed dated \_\_\_\_\_ in the Bourbon County Clerk's office, and do hereby adopt this as my (our) record plat for this property.

Witness: \_\_\_\_\_  
 Date: \_\_\_\_\_

Owner: \_\_\_\_\_  
 Address: \_\_\_\_\_  
 Date: \_\_\_\_\_

**LAND SURVEYOR'S CERTIFICATION**  
 I do hereby certify that this plat depicts a survey made by me or under my direction, by the method of random traverses and all monuments indicated hereon actually exist and their site, location, and material are correctly shown. The unadjusted mathematical error of closure ratio of the random traverses was \_\_\_\_\_ and the bearings and distances shown hereon have been adjusted for closure. The survey on shown herein is a \_\_\_\_\_ of this claim survey and the accuracy and precision of said survey meet all the requirements of this claim survey and the results or excess of the minimum Plat Cobnet C, State 303.

Date: \_\_\_\_\_  
 Signature: \_\_\_\_\_  
 Cynthiahanna, Kentucky 41031

**COMMISSIONER'S CERTIFICATION**  
 I do hereby certify that this record plat has met the requirements of the Bourbon County Joint Planning Commission, and is now approved for recording.

Date: \_\_\_\_\_  
 Signature: \_\_\_\_\_  
 Planning Commission Official

APPROVED 11, 2011

DATE: 01/11/11

PLATTED: 01/11/11 @ 8:00 BY: RD

**SINGLE CONSOLIDATION PLAT**  
 JULIA des COGNETS  
 PARIS BY-PASS (US 68)

STATE OF KENTUCKY	DATE
ALLEN PARNICK	12/07/10
DARNELL KISSELL	
UNLICENSED LAND SURVEYOR	
RD NO. 10-1981	RD NO. 020 RE
33553	87-31
PLANNING COMMISSION	DATE OF
APD	APD

DARNELL ENGINEERING, INC.  
 P.O. Box 175  
 Cynthiana, Kentucky 41031  
 (859) 234-8857

