

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. MS21-10

Fee Amount \$ 150.00

Date Fee Received: 6/11/2021

1. APPLICANT Steven E. Davis & Sarah G. Davis

MAILING ADDRESS 711 Ardery Road Paris, KY 40361

PHONE NO. 859-421-4460

(HOME)

Same

(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: 86+

NUMBER OF LOTS: 2

5. EXISTING USE: agriculture

ZONING DISTRICT: A-1

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

Acreage of Original Lots: Property 1- 1+2=81 2- 15 3- 3=5.093 5- 5

Acreage of Parcel to be divided: 76.322

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)

APPLICANT SIGNATURE

DATE

Steven E. Davis Sarah G. Davis

5/28/21

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)

June 11, 2021

File No. 21-4719

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

RE: Consolidation @ Ardery Road, Bourbon County

Dear Sirs:

Please find transmitted herewith a consolidation application and plat. The purpose of this plat is to consolidate a 70.410 acre parcel with an existing 5.093 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:

GARRY R & BRENDA S STITH, 695 ARDERY RD, PARIS, KY 40361
PATSY SAUNDERS REVOCABLE TRUST, 102 RAMSEY CIRCLE #B, VERSAILLES KY
40383
DONALD RAY & SANDRA HOGAN, 1525 MILLERSBURG RD, PARIS KY 40361
LEEANN MAY, 739 ARDERY RD, PARIS KY 40361
VEDA VAUGHN MIRACLE, 721 ARDERY RD, PARIS KY 40361

Respectfully Submitted,

Darnell Engineering, Inc.

Cc: File

Enclosures

229/749

11-25-97
Mailed to:
Preparer.

no
tax



DEED

THIS DEED made and entered into this 11/10/97
by and between E. R. DAVIS, JR. and ALEITHA DAVIS, husband
and wife, Parties of the First Part, GRANTORS, whose mailing
address is 1325 Clintonville Rd., Paris, KY 40361 and STEVEN
E. DAVIS and SARAH G. DAVIS, husband and wife, Parties of
the Second Part, GRANTEES, whose mailing address is
1807 PRIMROSE PATH PARIS, KY. 40361.

WITNESSETH

That for and in consideration of the love and
affection which First Parties have for Second Parties, son
and daughter-in-law, the receipt of all of which
consideration is hereby acknowledged by First Parties, First
Parties have bargained and sold and by these presents do
hereby give, grant and convey unto Second Parties, equally
and jointly for their joint lives, with remainder in fee
simple to the survivor of them, his or her heirs and assigns
forever the following described real property, located in
BOURBON County, Kentucky, and more particularly described as
follows:

AS SET FORTH IN EXHIBIT "A" ATTACHED HERETO AND
INCORPORATED HEREIN BY REFERENCE.

And being a part of the same property acquired
by Grantor in Deed Book 218, Page 477, and of
record in the Bourbon County Clerk's Office.

T-DAVIS

EXHIBIT " A "

A certain parcel of land fronting on the Ardery Pike in Bourbon County and containing 78.915 acres and designated as Tract 2 in that plat of record filed in Plat Cabinet B, Slide 83, and more particularly described as follows:

(Tract 2)

Beginning at a point in the center of the Ardery Pike a corner to Garry Stith(DB192,PG467), thence leaving said pike and running with the line of Garry Stith (DB192,PG467) South 03 deg. 02 min. 19 sec. West-967.45 feet to a corner to Paul Saunders(DB219,PG358) thence running with the line of Paul Saunders(DB219,PG358) for two calls: South 03 deg. 07 min. 52 sec. West-1287.33 feet and South 03 deg. 07 min. 43 sec. West-1951.80 feet to a iron pin(exist) in the line of Richard D. Jordan(DB217,PG73); thence running with the line of Richard D. Jordan(DB217,PG73) South 88 deg. 58 min. 34 sec. West-994.68 feet to a corner to Tract 1; thence running with the line of Tract 1 for five calls: North 09 deg. 26 min. 58 sec. East-910.58 feet; North 79 deg. 59 min. 28 sec. West-392.47 feet; North 06 deg. 47 min. 41 sec. East-183.60 feet; North 33 deg. 53 min. 57 sec. East-1018.71 feet and North 03 deg. 32 min. 45 sec. East-513.36 feet to a iron pin(set) in the line of Tom & Steve Davis(DB ,PG); thence running with the line of Tom & Steve Davis(DB ,PG) for two calls: South 86 deg. 27 min. 15 sec. East-124.97 feet and North 03 deg. 32 min. 45 sec. East-1740.24 feet to a point in the center of the Ardery Pike; thence running with the center of said pike for five calls: South 86 deg. 04 min. 27 sec. East-62.95 feet; South 87 deg. 33 min. 08 sec. East-78.85 feet; South 88 deg. 28 min. 00 sec. East-118.08 feet; South 88 deg. 21 min. 53 sec. East-126.37 feet and South 89 deg. 10 min. 04 sec. East-219.65 feet to the point of beginning and containing 78.915 acres more or less.

Being a part of the same property acquired by Grantor in Deed Book 218, Page 477, and of record in the Bourbon County Clerk's Office.

CLEARANCE BOURBON COUNTY COURT
97 NOV 11 AM 9 51
MET
LOCKED FOR RECORD
RICHARD STIPP EADS

State of Kentucky, County of Bourbon, Sct. I, RICHARD STIPP EADS, Clerk of the Bourbon County Court, do certify that the foregoing

was, on the 11 day of Nov 1997, at 9:51 A.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 this 11 day of Nov 1997
Clerk Richard Stipp Eads
BCC

1-11-99
Mailed to
S. Davis

234/168



DEED

THIS DEED made and entered into this 12/3/98
by and between STEVEN E. DAVIS and SARAH G. DAVIS, husband
and wife, 1807 Primrose Path, Paris, KY 40361, Parties of
the First Part, GRANTORS, and STEVEN E. DAVIS, a married
man, Party of the Second Part, GRANTEE, whose mailing
address is 1807 Primrose Path, Paris, KY 40361.

WITNESSETH

That for and in consideration of the sum of \$1.00
and other good and valuable consideration paid to First
Parties by Second Party, the receipt of all of which
consideration is hereby acknowledged by First Parties, First
Parties have bargained and sold and by these presents do
hereby grant and convey unto Second Party, in fee simple the
following described real property, located in BOURBON
County, Kentucky, and more particularly described as
follows:

AS SET FORTH IN EXHIBIT "A" ATTACHED HERETO
AND INCORPORATED HEREIN BY REFERENCE.

Being a part of the same property conveyed to
Steven E. Davis and Sarah G. Davis, wife, from
E. R. Davis, Jr. and Aleitha Davis, wife, by
deed dated November 10, 1997, and of record in
the Bourbon County Clerk's Office in Deed Book
229, Page 749,

TO HAVE AND TO HOLD to the Second Party in fee
simple, together with all improvements thereon and
appurtenances thereof with covenant of General Warranty,
free and clear of all encumbrances, / subject however, to ^{except \$107,850.00 mortgage to Kentucky} Bank
easements, restrictions of record, and planning and zoning

T-DAVIS

EXHIBIT "A"

A 5.093 acre tract of land fronting on the Ardery Pike and designated as Tract Two (2) in a Plat recorded in Plat Cabinet B, Slide _____.

Being a part of the same property conveyed to Steven E. Davis and Sarah G. Davis, wife, from E. R. Davis, Jr. and Aleitha Davis, wife, by deed dated November 10, 1997, and of record in the Bourbon County Clerk's Office in Deed Book 229, Page 749.

State of Kentucky, County of Bourbon, Sci.
I, RICHARD STIPP EADS, Clerk of Bourbon
County Court, do certify that the foregoing

Wed
was, on the 3 day of Dec., 1998
at 2:18 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, ACC

LOGGED FOR RECORD
RICHARD STIPP EADS
BOURBON COUNTY CLERK
98 DEC -3 PM 2:18