

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: MS21-11 Fee Amount: \$150 #11464 Date Fee Received: 7/21/2021

1. APPLICANT Ronald D. Carter, Janet R. Lentz and Carol Ruggles

MAILING ADDRESS 520 Hume Bedford Road, Paris, Kentucky 40361

PHONE NO. (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: Carter, Lentz, Ruggles TOTAL ACREAGE: 60.507 NUMBER OF LOTS:

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

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

Acreege of Original Lots: Property 1- 47.417 2-13.090 3- 4- 5-

Acreege of Parcel to be divided:

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)

Carol Ruggles by Ronald D. Carter, POA
Janet Lentz by Ronald D. Carter, POA
Ronald D. Carter

7-21-2021

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)

July 21, 2021

File No. 21-4128

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

RE: Consolidation @ Paris By-Pass (US 68) & Peacock Road, Bourbon County

Dear Sirs:

Please find transmitted herewith a consolidation application and plat. The purpose of this plat is to consolidate a 13.090 acre parcel with an existing 47.417 acre parcel. See Note #5 on the face of the plat for further details. 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:

PHIL T & MICHELLE OWENS, 1303 MAIN ST, PARIS KY 40361
ROBERT W COPELAN REVOCABLE TRUST, P O BOX 10, PARIS KY 40362-0010
PEACOCK FARMS LLC, 746 BRAVINGTON WAY, LEXINGTON KY 40503

Respectfully Submitted,

Darnell Engineering, Inc.

Cc: File

Enclosures

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)*

July 13, 2021

File No. 19-4128

M.R. Carter; Janet Lentz; & Carol Ruggles
C/o Hon. James Lovell
509 Pleasant Street
Paris, KY 40361

Re: Legal Description for Parcel 2-C + Parcel 2-E (60.507 Acres)

PARCEL 2-C + PARCEL 2-E (60.507 Acres)

All that certain tract or parcel of land, lying and being located in Bourbon County, Kentucky: and situated on the north side of Paris By-Pass (US 68) and 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 Deed Book 181, Page 215. 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, at the intersection at the intersection of the north right-of-way of Paris By-Pass (US 68) and the west right-of-way of Peacock Road; said point being located N.88°22'19"E. 1,428.37 feet from an iron pin in the north right-of-way of said Paris By-Pass (US 68), a corner to Phil T. Owens & Michelle Owens (D.B. 311, Pg. 13; P.C. D, Sh. 28; D.B. 315, Pg. 61; P.C. D, Sh. 49) and The Robert W. Copelan Revocable Trust Agreement Dated May 23, 1996 (D.B. 228, Pg. 427); thence with the said north right-of-way of said Paris By-Pass (US 68) for four calls as follows: (1) N.89°36'22"W. 212.37 feet to an iron pin, (2) S.86°09'38"W. 106.85 feet to a point, (3) S.86°18'09"W. 121.16 feet to an iron pin, and (4) S.81°49'34"W. 357.52 feet to a point, a corner to Phil T. Owens & Michelle Owens (D.B. 311, Pg. 13; P.C. D, Sh. 28; D.B. 315, Pg. 61; P.C. D, Sh. 49); thence with said Owens for eight calls as follows: (1) N.06°58'39"E. passing an iron pin bearing "Witness 3553" at 17.41 feet, in all 791.08 feet to an iron pin, (2) N.33°03'04"E. 609.10 feet to an iron pin, (3) N.29°37'06"W. 680.88 feet to an iron pin, (4) N.38°24'42"W. 622.72 feet to an iron pin, (5) N.06°26'53"W. 240.83 feet to an iron pin, (6) N.25°47'50"W. 541.63 feet to an iron pin, (7) S.64°27'38"W. 748.27 feet to an iron pin, and (8) S.81°19'14"W. 173.19 feet to a point at the center of Stoner Creek; thence with the center of said creek for 24 calls as follows: (1) N.04°45'48"E. 282.00 feet to a point, (2) N.07°46'39"E. 282.38 feet to a point, (3) N.18°11'47"E. 278.90 feet to a point, (4) N.30°07'17"E. 272.57 feet to a point, (5) N.40°17'15"E. 290.93 feet to a point, (6) N.51°25'26"E. 183.24 feet to a point, (7) N.69°17'21"E. 225.51 feet to a point, (8) S.89°09'17"E. 176.10 feet to a point, (9) S.77°41'40"E. 175.79 feet to a point, (10) S.41°23'49"E. 175.79 feet to a point, (11) S.21°00'52"E. 106.72 feet to a point, (12) S.04°04'47"E. 106.72 feet to a point, (13) S.11°17'28"W. 123.66 feet to a point, (14) S.23°51'05"W. 348.12 feet to a

point, (15) S.27°01'03"W. 217.05 feet to a point, (16) S.24°04'12"W. 76.16 feet to a point, (17) S.07°25'56"W. 72.03 feet to a point, (18) S.08°55'13"E. 72.03 feet to a point, (19) S.25°15'25"E. 73.06 feet to a point, (20) S.23°30'07"E. 221.10 feet to a point, (21) S.34°18'42"E. 601.27 feet to a point, (22) S.39°39'31"E. 326.14 feet to a point, (23) S.49°16'17"E. 384.54 feet to a point, and (24) S.54°05'48"E. 568.11 feet to a point in the west right-of-way of Peacock Road; thence with said right-of-way of said road for 12 calls as follows: (1) S.40°50'08"W. 146.78 feet to an iron pin, (2) S.49°09'52"E. 10.00 feet to an iron pin, (3) S.40°50'08"W. 77.20 feet to a point, (4) with a curve to the left having a radius of 378.30 feet, an arc length of 205.34 feet, and a chord bearing S.25°17'08"W. 202.83 feet to an iron pin, (5) S.80°15'52"E. 10.00 feet to an iron pin, (6) S.21°58'30"W. 162.53 feet to a point, (7) S.22°41'05"W. 122.99 feet to an iron pin, (8) S.04°44'00"W. 160.35 feet to a point, (9) S.00°55'48"W. 211.71 feet to a found iron pin, (10) S.12°17'49"E. 169.81 feet to a point, (11) S.13°55'15"E. 20.02 feet to a point, and (12) S.12°08'03"E. 164.76 feet to the point of beginning containing an area of 60.507 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 November 1, 2003. See Plat recorded in Plat Cabinet _____, Sheet _____.

Said property being a portion of that property deeded Ed Ruggles by T. J. Flora, et. al. by deed dated May 12, 1949 and recorded in Deed Book 128, Page 485. See the Will of Edward Ruggles recorded in Will Book CC, Page 167; the Will of Martha Louise Carter recorded in Will Book SS, Page 310; the Will of Alois H. Ruggles recorded in Will Book QQ, Page 53; and Affidavit and Disclaimer recorded in Deed Book 234, Page 723.