

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. MS21-14 Fee Amount: \$ 150⁰⁰ Date Fee Received: 9/15/2021

1. APPLICANT EB Harrods Creek, LLC

MAILING ADDRESS 7338 Waterpoint Lane, Cincinnati, OH 45255

PHONE NO. (513) 300-1575 (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: 800 NUMBER OF LOTS: 2

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

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

Acreeage of Original Lots: Property 1- 1+3=405.332; 2- 395.464 4- _____ 5- _____

Acreeage of Parcel to be divided: 405.332

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)

Kathryn K. McMullen
William R. McMullen

9/7/21
9/2/2021

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)

September 17, 2021

File No. 21-4815

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

RE: Consolidation @ Harrods Creek Road, Bourbon County

Dear Sirs:

Please find transmitted herewith a consolidation application and plat. The purpose of this plat is to consolidate a 92.660 acre parcel with an existing 395.464 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:

JENNEFER L ORMES, 773 HARRODS CREEK RD, PARIS KY 40361
ALLEN TURNER, PO BOX 977, MT STERLING KY 40353
CLAY LANDON T REVOCABLE TRUST, 31 ST. JAMES AVE SUITE 740, BOSTON MA 02116
JOE A & DEBORAH B FRITSCH, 1212 COLLEGE RD, PARIS KY 40361
D'ARGE RALPH ESTATE, 611 COLLEGE RD, PARIS KY 40361
BRUCE J & ROBERTA L ALLISON, 1053 HARRODS CREEK RD, PARIS KY 40361

Respectfully Submitted,

Darnell Engineering, Inc.

Cc: File

Enclosures

THIS DEED, made and entered into this 1st day of September, 2016, by and between LONDON T. CLAY and LAVINIA D. CLAY, husband and wife, whose mailing address is c/o East Hill Management Company, LLC, 70 Main Street, Suite 300, Petersborough, New Hampshire 03458, ("Grantors"), and LONDON T. CLAY, THOMAS M. CLAY and RICHARD CLAY, CO-TRUSTEES OF THE LONDON T. CLAY 2009 REVOCABLE TRUST, dated September 9, 2009, whose mailing address is c/o East Hill Management Company, LLC, 70 Main Street, Suite 300, Petersborough, New Hampshire 03458 (collectively "Grantee").H

WITNESSETH:

That without consideration, this being a transfer by gift, Grantors hereby convey to Grantee, and their successors in office, as Trustee, forever, all of their interest in the following described property, located in Bourbon County, Kentucky, and being more particularly described on Exhibit A attached hereto and made a part hereof.

TO HAVE AND TO HOLD the same unto the Grantee, and their successors in office, as Trustee, forever, with Covenant of GENERAL WARRANTY, with full power and authority to sell, convey, lease, exchange, mortgage or otherwise dispose of the property herein conveyed or any part thereof upon any terms at any time as they may see fit, and no one shall be required to look to the application of the proceeds therefrom.

PROVIDED, HOWEVER, there is excepted from the foregoing warranty and covenants of title and this conveyance is made subject to any mortgages, easements and restrictions, if any, of record affecting said property, and taxes and assessments for the current year, which mortgages, taxes and assessments and those of succeeding years, Grantee assumes and agrees to pay.

This conveyance is exempt from transfer tax by virtue of the provisions of KRS 142.050

(8)(b).

MAIL TO:
Wyatt, Tarrant & Combs, LLP
250 W. Main Street
Lexington, KY 40507
Attn: D. Wilson

92.713 acres Harrods Creek Road, Paris, Kentucky

Being Parcel B as shown on survey by William E. Hudnall which plat is recorded in Plat Cabinet B, Slide 23-B Bourbon County Clerk's office (erroneously referred to as Slide 23 in prior deed).

Beginning at an iron pin in the west margin of lane, a corner to Parcel "A", and running with the line of Parcel "A" North 9 degrees 25 minutes 16 seconds East 2520.05 feet to a point in the line of Landon Clay; thence running with the line of Clay South 85 degrees 32 minutes 52 seconds East 611.61 feet and South 86 degrees 22 minutes 20 seconds East 904.17 feet to a point in the line of Barnard; thence running with the line of Barnard South 6 degrees 35 minutes 46 seconds West 2571.78 feet and North 83 degrees 55 minutes 27 seconds West 1618.39 feet to a point in the east margin of lane; thence running with the east margin of said lane South 5 degrees 01 minutes 20 seconds West 1724.29 feet to a point in the center of the Harrods Creek Road; thence running with the center of said road South 77 degrees 31 minutes 40 seconds West 20.97 feet to a point in the west margin of lane extended; thence running with the west margin of said lane North 5 degrees 01 minutes 20 seconds East 1730.95 feet to the point of beginning and containing 92.713 acres more or less.


Being a part of the same property conveyed to Landon T. Clay, by deed dated December 30, 1986, of record in Deed Book 198, page 379, and being all of the property conveyed to Landon Clay, by deed dated April 20, 1987, of record in Deed Book 199, page 666. All references are to the Bourbon County Clerk's office.

REAL ESTATE TAX PAID AMT \$ 1,600.00
RICHARD STIPPEADS, BCC
DATE 6/11/2021 BY A. J. Hutchins DC

When Recorded Return To:
Bluegrass Land Title, LLC
449 Lewis Hargett Circle
Suite 190
Lexington, KY 40503

LEX-21-26667

Prepared By:
Mitchell & Grant, PLLC



Jeremy D. Mitchell
2800 Palumbo Dr., Suite 102
Lexington, KY 40509

THIS DEED, made and entered into this 7 day of June, 2021,
by and between **S. CHARLES BARNARD REVOCABLE TRUST**, dated September 12, 2007,
ELEANOR B. DAVIDSON & CHARLES T. BARNARD, Trustees, of 602 WE Eustis Avenue,
Huntsville, Alabama, 35801, and **ELEANOR B. DAVIDSON** and **CHIP HUTCHINSON**,
husband and wife, of 602 WE Eustis Avenue, Huntsville, Alabama, 35801, and **MARY V.**
BARNARD REVOCABLE TRUST, dated September 12, 2007, **ELEANOR B. DAVIDSON**
& CHARLES T. BARNARD, Trustees, of 602 WE Eustis Avenue, Huntsville, Alabama, 35801,
and **CHARLES T. BARNARD** and **VICTORIA E. BARNARD**, husband and wife, of P.O. Box
412895, Kansas City, Missouri 64141, parties of the first part, and **EB HARRODS CREEK,**
LLC, a Kentucky Limited Liability Company, with a mailing address of 7338 Waterpoint Lane,
Cincinnati, Ohio 45255 (which is also the in-care-of address to which the property tax bill may be
sent), party of the second part,

WITNESSETH: That for and in consideration of the sum of ONE MILLION SIX
HUNDRED THOUSAND DOLLARS (\$1,600,000.00), cash in hand paid, the receipt of which is
hereby acknowledged, the parties of the first part have bargained and sold and by these presents

do bargain, sell and convey unto the party of the second part, its successors and assigns, in fee simple, the following described real estate:

That certain tract or parcel of land in Bourbon County, Kentucky, lying on the Harrods Creek Pike near North Middletown, Kentucky, and bounded and described as follows, to-wit: (reference to abutting owners being taken from the survey and deeds in 1921)

BEGINNING at a post corner to a lane and Mrs. Young; thence along said lane S 4° 20' W 2748 feet to a post corner to R. Talbott; thence S 84° 10' E 902 feet; thence S 5° 40' W 1574 feet to a post at end of stone fence corner to Wm. Young and Talbott; thence S 89° 55' E 1794 feet to post corner to Young; thence N 5° 20' E 2996 feet to center of Harrods Creek Pike corner to L. R. Rogers; thence along center of said Pike S 85° 15' E 440 feet to a point in center of said Pike corner to L. R. and W. M. Rogers; thence leaving said Pike N 5° 25' E 2703 feet to a stone corner to W. M. Rogers; thence N 7° 45' E 1502 feet corner to W. M. Rogers and Charles Wells; thence N 83° 50' W 2776 feet corner to Mrs. Sidney Clay; thence S 6° 30' W 3092 feet to stone corner to Mrs. E. Young; thence N 84° 20' W 1614 feet to place of beginning, containing 395.464 acres.

Being a one-half (1/2) undivided interest in the same property conveyed to the S. Charles Barnard Revocable Trust, by Quitclaim Deed dated 09/12/2007, of record in Deed Book 272, Page 282, in the Bourbon County Clerk's Office; AND

Being a one-half (1/2) undivided interest in the same property conveyed to the Mary V. Barnard Revocable Trust, by Quitclaim Deed dated 09/12/2007, of record in Deed Book 272, Page 287, in the Bourbon County Clerk's Office.

This conveyance is subject to all easements, conditions, restrictions and covenants of record in the Clark County Clerk's office. The 2021 ad valorem property taxes shall be prorated between the parties as of the date hereof.

TO HAVE AND TO HOLD the above described real estate, together with all the appurtenances thereunto belonging, unto the party of the second part, its successors and assigns, in fee simple, with covenant of General Warranty.