

### 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. MS21-16 Fee Amount: \$ 150 Date Fee Received: 9/15/2021

1. APPLICANT Bryan & Anne P. Fraley

MAILING ADDRESS 330 McNease Road, Paris, KY 40361

PHONE NO. 859-953-0319 (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: 86.33 NUMBER OF LOTS: 2

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

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

Acreage of Original Lots: Property 1- 2A+2B=35.204; 2- 204; 3- 51.13 4- \_\_\_\_\_ 5- \_\_\_\_\_

Acreage of Parcel to be divided: 35.204

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)

Anne P. Fraley Bryan Fraley 9/16/2021  
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](mailto:allenpatrickdarnell@gmail.com) (EMAIL)

September 17, 2021

File No. 19-4238

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

RE: Consolidation @ McNease Road, Bourbon County

Dear Sirs:

Please find transmitted herewith a consolidation application and plat. The purpose of this plat is to consolidate a 13.851 acre parcel with an existing 51.13 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:

TODD HUNTER & EMILY FAITH HALEY, 386 MCNEASE RD, PARIS KY 40361  
JACOB S & AMANDA CRIDER, 412 MCNEASE RD, PARIS KY 40361  
JOHN T FRITSCH, 545 TOWNSEND VALLEY RD, PARIS KY 40361  
BANE U G & COLLEEN ROBERTSON, ET. AL., 2445 BROOKSHIRE CIRCLE, LEXINGTON  
KY 40515  
SCOTT S & ELISE W KENDALL, 1365 CLAY KISER RD, PARIS KY 40361  
ELIZABETH A SLEDD, 270 MCNEASE RD, PARIS KY 40361  
JENNIFER & SHAWN COFFEY, 280 MCNEASE RD, PARIS KY 40361

Respectfully Submitted,

Darnell Engineering, Inc.

Cc: File

Enclosures

\$490.00  
R.E. Jay Ad  
10-22-09  
Richard Stipp Eads BCC  
by Ashley Jay, D.C.



**DEED**

**THIS DEED** made and entered into this 20 day of October 2009, by and between, **GEORGE R. MOORE, GEORGE R. MOORE, TRUSTEE, U/A DATED JUNE 9, 2000** with a mailing address of 360 McNease Road, Paris, Kentucky 40361, party of the first part, and **PETER C. IMBER AND ANNA IMBER**, husband and wife, of 360 McNease Road, Paris, Kentucky 40361, parties of the second part. The 2010 property tax bill should be mailed to: Peter C. Imber, 360 McNease Road, Paris, Kentucky 40361.

**WITNESSETH:**

For and in consideration of the sum of **FOUR HUNDRED NINETY THOUSAND DOLLARS** (\$490,000.00) paid to the party of the first part by the parties of the second part, the receipt of all of which the party of the first part hereby acknowledges, the party of the first part hereby bargains, sells and conveys unto the parties of the second part, in fee simple, the survivor of them, his or her heirs and assigns forever, with the Covenant of **GENERAL WARRANTY** the following described real property located in Bourbon County, Kentucky:

**BEGINNING** at a PK Nail (fnd) in the center of the McNease Road, a corner to A. K. J. Securities, Inc. (DB 235, Pg. 314); thence leaving said Road and running with the line of A. K. J. Securities, Inc. (DB 235, Pg. 314) for three calls: North 38 deg. 06 min. 38 sec. East – passing an iron pin (fnd) at 24.00 feet, in all 467.72 feet to an iron pin (fnd); North 40 deg. 44 min. 31 sec. East 759.64 feet to an iron pin (fnd) and South 56 deg. 13 min. 44 sec. East 369.11 feet to an iron pin (set) w/ID Cap (1662) a corner to Tract 2; thence running with the line of Tract 2 for three calls: North 35 deg. 50 min. 59 sec. East 393.16 feet to an iron pin (set) w/ID Cap (1662); North 56 deg. 10 min. 45 sec. East 127.80 feet to an iron pin (set) w/ID Cap (1662) and North 35 deg. 14 min. 18 sec. East 1109.92 feet to a steel fence post

LODGED FOR RECORD  
RICHARD STIPP EADS  
BOURBON COUNTY, KY  
09 OCT 22 PM 12:29

(existing) in the line of the Westview Farm (DB 117, Pg. 432); thence running with the line of the Westview Farm (DB 117, Pg. 432) North 42 deg. 07 min. 37 sec. West 758.69 feet to an iron pin (set) w/ID Cap (1662) a corner to Mrs. W. Hollingshead (DB 169, Pg. 251); thence running with the line of Mrs. W. Hollingshead (DB 169, Pg. 251) for two calls: South 42 deg. 06 min. 03 sec. West 1740.00 feet to an iron pin (set) w/ID Cap (1662) and North 49 deg. 28 min. 04 sec. West 1010.10 feet to an iron pin (set) w/ID Cap (1662); thence running first with the line of Mrs. W. Hollingshead (DB 169, Pg. 251) and thence with the line of the Westview Farm (DB 191, Pg. 149) South 41 deg. 51 min. 42 sec. West 1952.80 feet to a PK Nail in the center of the McNease Road; thence running with the center of the McNease Road for four calls: South 66 deg. 32 min. 49 sec. East 552.35 feet to a PK Nail (set); South 71 deg. 21 min. 08 sec. East 74.72 feet to a PK Nail (set) and South 76 deg. 10 min. 19 sec. East 333.10 feet to a PK Nail (set) and South 39 min. 32 sec. East 799.00 feet to the point of beginning and containing **91.418 acres**, more or less.

**AND BEING** the same property conveyed to the George R. Moore and Christine E. Moore Trust, Christine E. Moore, Trustee, U/A dated January 22, 2002, and of record in Deed Book 246, Page 161, Bourbon County Court Clerk's Office. Said Christine E. Moore died testate on July 15, 2008, a resident of Bourbon County, Kentucky. Pursuant to the terms and provisions set out in Item VI and Item VIII of the Trust Agreement of George R. Moore and Christine E. Moore the entire Trust Estate was allocated to the Surviving Spouse Trust and George R. Moore was named as successor Trustee.

**EXCEPTION:**

**THERE IS EXCEPTED** from the foregoing described real property the following tract of land conveyed to James W. Thomason and Ramona Thomson, husband and wife, by Deed dated September 17, 2004, and of record in Deed Book 257, Page 756, Bourbon County Court Clerk's Office, and more particularly described as follows:

REAL ESTATE TAX PAID AMT \$ 1,000.00  
RICHARD STIPP EADS, BCC  
DATE 9/19/18 BY A. Gay Hurst DC

BOOK 308 PAGE 366

THIS DEED, made and entered into on this the 17<sup>th</sup> day of September, 2018, by and between JAMES W. THOMSON and RAMONA THOMSON, husband and wife, of 6677 Stillwell Beckett, Oxford, Ohio 45056, First Parties, and BRYAN FRALEY and ANNE P. FRALEY a/k/a PEDEN FRALEY, husband and wife, of 330 McNease Road, Paris, Kentucky 40361, Second Parties;

WITNESSETH:

THAT for and in consideration of the sum of ONE MILLION DOLLARS (\$1,000,000.00), the full actual consideration, the receipt of all of which is hereby acknowledged; First Parties have BARGAINED and SOLD and do hereby GRANT and CONVEY unto Second Parties, for and during their joint lives, with the remainder in fee simple to the survivor thereof, his or her heirs and assigns forever, in and to the following described property located in Bourbon County, Kentucky, to-wit:

Being all of Parcel 1 consisting of 51.13 acres as shown on the Agricultural Land Division Plat of George R. and Christine E. Moore on McNease Road, Paris, Kentucky, as set forth in Plat Cabinet C, Slide 178, in the Office of the Bourbon County Clerk.

Being the same property conveyed to James W. Thomson and Ramona Thomson, husband and wife, by Deed dated September 17, 2004, and of record in Deed Book 257, Page 756, in the Bourbon County Clerk's Office.

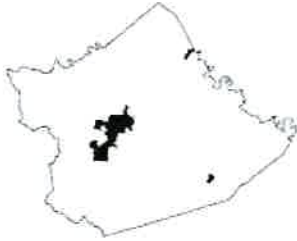
TO HAVE AND TO HOLD the above-described property together with all appurtenances and privileges thereunto belonging unto Second Parties, for and during their joint lives, with the remainder in fee simple to the survivor thereof, his or her heirs and assigns forever.

First Parties do hereby release and relinquish unto Second Parties, their heirs and assigns, all of their right, title and interest in and to said property, including all

LODGED FOR RECORD  
RICHARD STIPP EADS  
BOURBON COUNTY CLERK

18 SEP 19 AM 8:52

*Mail to Preparer*



**BOURBON COUNTY JOINT PLANNING OFFICE**

**525 High Street  
Paris, KY, 40361  
859.987.2150**

**[www.bourboncountyplanning.com](http://www.bourboncountyplanning.com)**

---

**Permit #: 223**

**Permit Type:**

**Address: MCNEASE RD 360**

**City: PARIS KY 40361**

**State:**

**Zip:**

**Receipt #: 136**

**Date: 09/15/2021**

**Paid By: Check #11541**

**Description: Paid check #11541 Darnell Engineering for Permit 223 MS 21-16**

**Payment Type: Check**

**Payment Type Description: #11541**

**Accepted By: Micki Sosby**

**Fees Paid**

Fee Name	Description	Factor	Total Fee Amount	Amount Paid
Consolidation Plat		0.00	150.00	150.00
			<b>Total:</b>	<b>\$150.00</b>