

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. MS21-18 Fee Amount: \$ 150⁰⁰ Date Fee Received: 9/15/2021

#11537 meg

1. APPLICANT Jason R. Thornberry

MAILING ADDRESS 422 Grimes Batterton Road, Paris, KY 40361

PHONE NO. 859-621-4120 (HOME) 859-588-0785 (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: 57.2 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+2=52.179; 3+4-5.021 4- _____ 5- _____

Acreeage of Parcel to be divided: 52.179 & 5.021

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

9/14/21

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)*

September 17, 2021

File No. 21-4687

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

RE: Consolidation @ Grimes Batterton Road, Bourbon County

Dear Sirs:

Please find transmitted herewith a consolidation application and plat. The purpose of this plat is to consolidate a 3.343 acre parcel with a 14.657 acre parcel and to consolidate a 1.678 acre parcel with a 37.522 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:

THE BIG TONE HALL FARM LLC, 2121 RICHMOND RD STE 227, LEXINGTON KY 40502
TIMOTHY LAYNE & TRACEY CAROL EVANS, 2494 PEACOCK RD, PARIS KY 40361
HAYLEY A & JAMES MOORE, 1565 BRENTSVILLE RD, PARIS KY 40361
MARY ALICE WILDER, 1100 TAMMY DR, PARIS KY 40361
AARON & ASHLEY WELSH, 376 GRIMES BATTERTON RD, PARIS KY 40361

Respectfully Submitted,

Darnell Engineering, Inc.

Cc: File

Enclosures

DEED OF CONVEYANCE

THIS DEED, made and entered into this 20th day of July 2007, by and between **RONALD THORNBERRY AND WANDA THORNBERRY**, husband and wife, of 618 Grimes Batterton Road, Paris, Kentucky 40361, parties of the first part and grantors; and **JASON THORNBERRY**, a single person, of 618 Grimes Batterton Road, Paris, Kentucky 40361, party of the second part and grantee;

WITNESSETH:

THAT FOR AND IN CONSIDERATION of the love and affection for their son the parties of first part do hereby bargain, sell, grant and convey unto the party of the second part, in fee simple, his heirs and assigns forever, with the Covenant of **GENERAL WARRANTY**, all of the first parties' right, title and interest in and to the following described real property located in Bourbon County, Commonwealth of Kentucky:

BEING ALL of Parcel 1 as set out on the record Plat of the Agricultural Land Division for Ronald & Wanda Thornberry, 618 Grimes Batterton Road, Paris, KY of record in Plat Cabinet C, Slide 263, Bourbon County Court Clerk's Office, containing 5.001 acres according to a field survey by Jeff A. Smith, PLS #3419 on February 26, 2007. See said Plat for a more particular description of said property.

AND BEING a portion of the same property conveyed to Ronald Thornberry and Wanda Thornberry, husband and wife, by Deed dated September 14, 2006, and of record in Deed Book 267, Page 499, Bourbon County Court Clerk's Office.

TO HAVE AND TO HOLD, the above described property together with all appurtenances and privileges hereunto belonging, unto the said party of the second party, in fee simple, his heirs and

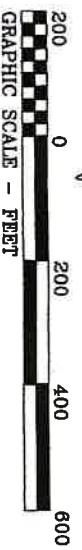
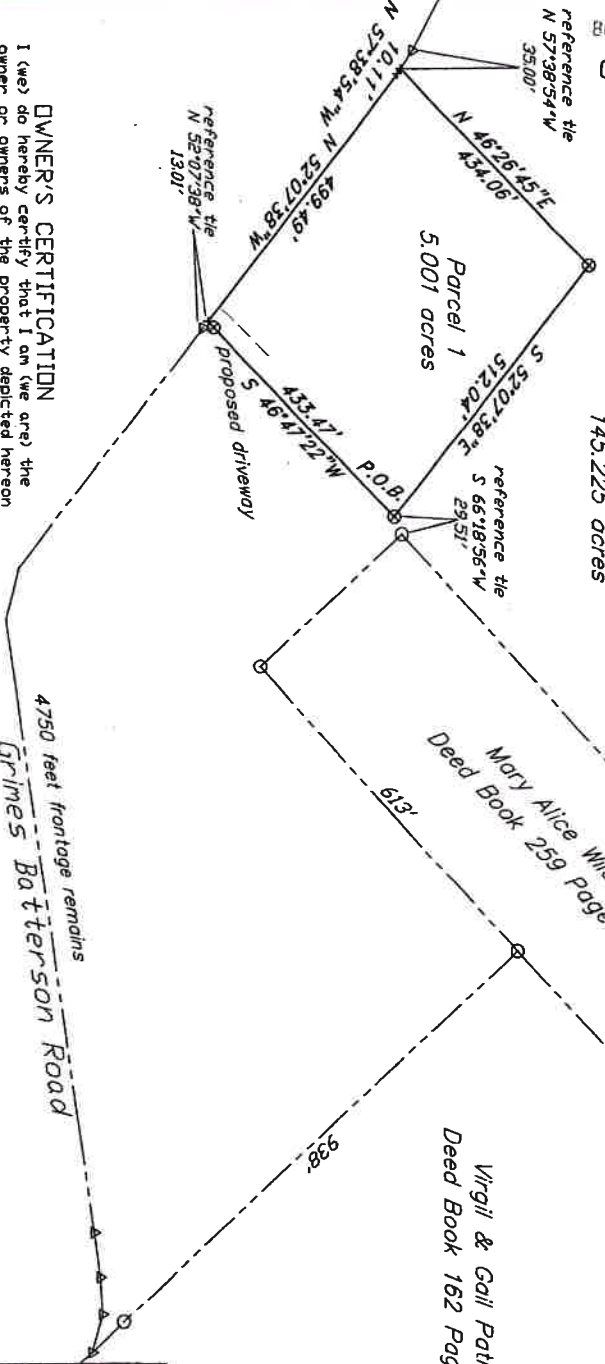
RECORDED FOR RECORD
 RICHARD STIPP EADS
 BOURBON COUNTY CLERK
 07 JUL 24 PM 4:13

CERTIFICATE OF APPROVAL COUNTY ROAD SUPERVISOR
 I HEREBY CERTIFY THAT THE BOURBON COUNTY ROAD DEPARTMENT HAS INSPECTED THE SITE OF THE ENTRANCE PROPOSED ON THIS PLAT AND FOUND IT TO MEET ALL CURRENT SAFETY STANDARDS INCLUDING THE TIME/SITE DISTANCE STANDARDS OF SECTION 345(K) 4(D) IN THE BOURBON COUNTY SUBDIVISION REGULATIONS.
 SIGNATURE: *John Hendle*
 DATE: 6-26-07

Parcel 2
 Ronald & Wanda Thornberry
 Deed Book 267 Page 499
 150.226 acres
 Less 5.001 acres Parcel 1
 145.225 acres

Mary Alice Wilder
 Deed Book 259 page 536
 612'

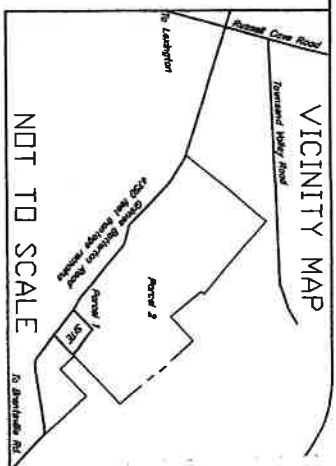
Virgil & Gail Patrick
 Deed Book 162 Page 495
 938'



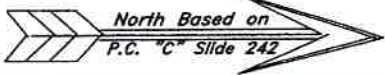
OWNER'S CERTIFICATION
 I (we) do hereby certify that I am (we are) the owner or owners of the property depicted hereon and that I (we) do hereby adopt this survey.
 Owner: *Wanda Thornberry*
 Date: 6-25-07

SURVEYOR'S CERTIFICATION
 I do hereby certify that this survey was made by the method of random traverse with an unadjusted error of closure of 1:41300. No further adjustment was deemed necessary. This survey meets or exceeds the standards for a class "B" (rural) Survey.
 Surveyor: *Jeff A. Smith*
 Date: 2-26-2007

*** Recording Notation ***
 This Plat will be deemed to be invalid if not recorded within one year of Planning Commission Chairman signature being affixed.



C/203



COMMISSION CERTIFICATION
 I do hereby certify that this record plat has met the requirements of the Bourbon County Joint Planning Commission and is now eligible for recording.
 Chairman, Planning Commission: *Cam D. White*
 DATE: 7/19/07

Agricultural Land Division
 Ronald & Wanda Thornberry
 618 Grimes Battersen Road
 PARIS, KY 40361
 C/203
 Situated west of Paris in Bourbon County, Kentucky and being a new division of the lands of Ronald & Wanda Thornberry as described in Deed Book 267 Page 499.

STATE OF KENTUCKY
 JEFFERY A. SMITH
 3419
 LICENSED PROFESSIONAL LAND SURVEYOR
 SCALE: 1" = 200'
 DATE OF PLAT: 2-26-2007
 PLAT DRAWN BY: J. A. S. DRAWING: 07006.dwg
 FIELD SURVEY: 26-2007 by Mike Glipin \ J. A. Smith
 SURVEYED BY: Jeff A. Smith, PLS #3419
 2011 S Main St., Paris, KY 40361
 Phone: 859-989-6933 Fax: 859-989-0586
 http://home.mhdspring.com/~pls3419/index.html
 e-mail: pls3419@mhdspring.com
 FILE NUMBER: 07006



DEED

THIS DEED made and entered into this 18th day of October, 2011, by and between WANDA THORNBERRY, a single person, of 618 Grimes Batterton Road, Paris, Kentucky 40361, party of the first part, and JASON R. THORNBERRY and REGINA THORNBERRY, husband and wife, of 422 Grimes Batterton Road, Paris, Kentucky 40361, parties of the second part;

W I T N E S S E T H:

For and in consideration of the premises and the love and affection the party of the first part, Wanda Thornberry, has for her son and daughter-in-law, Jason R. Thornberry and Regina Thornberry, the party of the first part hereby acknowledges, remises, conveys, releases and forever quitclaims unto the parties of the second part, for and during their joint lives with remainder in fee simple to the survivor of them, his or her heirs and assigns forever, any and all right, title interest or claim in and to the following described real property located in Bourbon County, Kentucky:

All those certain tracts or parcels of land, lying and being located in Bourbon County, Kentucky and situated on the north and south sides of Grimes-Batterton Road; and more particularly described as follows:

11 OCT 21 PM 2:16

RECORDED
INDEXED
OCT 21 2011
10:00 AM

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 199, Page 398.

PARCEL 1 (150.226 Acres)

Beginning at a found mag nail in the center of Grimes-Batterton Road, a corner to Virgil J. Patrick & Gayle J. Patrick (D.B. 162, Pg. 495); said point lying S. 62° 49' 46" E. 5073.37 feet from a mag nail in the center of said road, a corner to Patsy Allen Baldwin (D.B. 162, Pg. 241); thence with the center of said Grimes-Batterton Road for 28 calls as follows: (1) N. 73° 18' 44" W. 62.78 feet to a found mag nail, (2) S. 86° 19' 21" W. 61.31 feet to a found mag nail, (3) S. 82° 42' 17" W. 70.06 feet to a found mag nail, (4) S. 82° 02' 48" W. 524.55 feet to a point, (5) S. 82° 26' 28" W. 356.05 feet to a point, (6) S 82° 10' 07" W. 110.43 feet to a point, (7) N. 75° 40' 59" W. 84.57 feet to a point, (8) N. 52° 19' 13" W. 486.27 feet to a mag nail, (9) N. 52° 07' 38" W. 512.04 feet to a point, (10) N. 57° 35' 48" W. 45.07 feet to a mag nail, (11) N. 62° 02' 14" W. 30.49 feet to a found mag nail, (12) N. 62° 44' 50" W. 100.00 feet to a point, (13) N. 54° 35' 50" W. 60.65 feet to a point, (14) N. 49° 27' 35" W. 218.29 feet to a found mag nail, (15) N. 49° 37' 28" W. 638.98 feet to a point, (16) N. 50° 21' 31" W. 169.26 feet to a point, (17) N. 57° 46' 18" W. 44.13 feet to a point, (18) N. 65° 51' 31" W. 44.32 feet to a point, (19) N. 71° 41' 50" W. 39.91 feet to a point, (20) N. 77° 05' 29" W. 237.76 feet to a found mag nail, (21) N. 59° 28' 53" W. 35.26 feet to a point, (22) N. 48° 25' 30" W. 62.62 feet to a point, (23) N. 46° 17' 45" W. 807.73 feet to a found mag nail, (24) N. 51° 14' 59" W. 68.95 feet to a point, (25) N. 53° 41' 55" W. 100.00 feet to a point, (26) N. 60° 40' 27" W. 57.83 feet to a point, (27) N. 58° 56' 09" W. 306.64 feet to a point, and (28) N. 59° 01' 01" W. 32.10 feet to a mag nail, a corner to Patsy Allen Baldwin (D.B. 162, Pg. 241); thence with said Baldwin N. 40° 04' 51" E. passing an iron pin at 20.07 feet, in all 815.40 feet to an iron pin, a corner to Elijah Sebastian & Rebecca Sebastian (D.B. 222, Pg. 83); thence with said Sebastian N. 40° 29' 38" E. 840.84 feet to a found mag nail in a fence post, a corner to

said Sebastian and in the line of Billy H. Bales and Beverly G. Bales (D.B. 237, Pg. 333; P.C. B, Sh. 237B); thence with said Bales S. 49° 28' 31" E. 789.31 feet to a found iron pin, a corner to Donna H. Holbrook (D.B. 231, Pg. 120; P.C. B, Sh. 278A); thence with said Holbrook S. 49° 38' 38" E. 338.58 feet to a found iron pin, a corner to Timothy Lane Evans & Tracey Carol Evans (D.B. 247, Pg.64); thence with said Evans S. 49° 38' 38" E. 408.00 feet to an iron pin in the line of Timothy Lane Evans & Tracey Carol Evans (D.B. 261, Pg. 782); thence with said Evans for three calls as follows: (1) S. 47° 36' 50" W. 62.50 feet to an iron pin, (2) S. 39° 21' 46" E. 632.86 feet to an iron pin, and (3) N. 47° 51' 36" E. 522.90 feet to an iron pin, a corner to R. David Shew, Trustee Under the Edwin Brady Family Trust (D.B. 234, Pg. 543); thence with said R. David Shew, Trustee Under The Edwin Brady Family Trust S. 40° 58' 19" E. 1558.17 feet to an iron pin, in the line of Mary Alice Wilder (D.B. 259, Pg. 536); thence with said Wilder for three calls as follows: (1) S. 47° 53' 39" W. 1075.25 feet to an iron pin, (2) S. 42° 45' 57" E. 309.93 feet to an iron pin, and (3) N 48° 14' 49" E. 613.03 feet to an iron pin, a corner to Virgil J. Patrick & Gayle J. Patrick (D.B. 162, Pg. 495); thence with said Patrick S. 42° 57' 01" E. passing an iron pin at 907.76 feet, in all 937.76 to the point of beginning containing an area of 150.226 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 June 1, 2006. See Plat recorded in Plat Cabinet C, Slide 242.

PARCEL 2 (28.457 Acres)

Beginning at a mag nail in the center of Grimes-Batterton Road, a corner to Anthony W. Jennings & Susan Jennings (D.B. 252, Pg. 346); said point lying S. 62° 02' 14" E. 30.49 feet from a found mag nail in the center of said road, a corner to Stanley V. Wagner (D.B. 228, Pg. 785; P.C. B, Sh. 332); thence with the center of said Grimes-Batterton Road S. 57° 35' 48" E. 45.07 feet to a point and S. 52° 07' 38" E. 512.04 feet to a mag nail, a corner to Anthony W. Jennings (D.B. 227, Pg. 398); thence with said Jennings S. 07° 03' 21" W. passing an iron pin at 16.71 feet, in all 1294.32 feet to an iron pin, a corner to Anthony W.

Jennings & Susan Jennings (D.B. 252, Pg. 346); thence with said Jennings for four calls as follows: (1) N. 83° 29' 31" W. 1154.96 feet to an iron pin, (2) N. 31° 50' 04" E. 1047.89 feet to an iron pin, (3) N. 52° 09' 28" W. 127.61 feet to an iron pin, and (4) N. 38° 13' 10" E. passing an iron pin at 646.43 feet, in all 666.43 feet to the point of beginning containing an area of 28.457 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 June 1, 2006. See Plat recorded in Plat Cabinet C, Slide 242.

Being the same property conveyed to Ronald Thornberry and Wanda Thornberry, husband and wife, by deed dated September 14, 2006, and of record in the Office of the Bourbon County Court Clerk in Deed Book 267, at Page 499. Ronald Thornberry died on August 7, 2011 and Wanda Thornberry became the sole owner thereof by virtue of the survivorship language contained in said deed.

THERE IS EXCEPTED THEREFROM a certain tract of land consisting of 5.001 acres conveyed to Jason Thornberry, a single person, by deed dated July 20, 2007, and of record in the Office of the Bourbon County Court Clerk in Deed Book 271, at Page 576, and described as follows:

BEING ALL of Parcel 1 as set out on the record Plat of the Agricultural Land Division for Ronald & Wanda Thornberry, 618 Grimes Batterton Road, Paris, KY of record in Plat Cabinet C, Slide 263, Bourbon County Court Clerk's Office, containing 5.001 acres according to a field survey by Jeff A. Smith, PLS #3419 on February 26, 2007. See said Plat for a more particular description of said property.

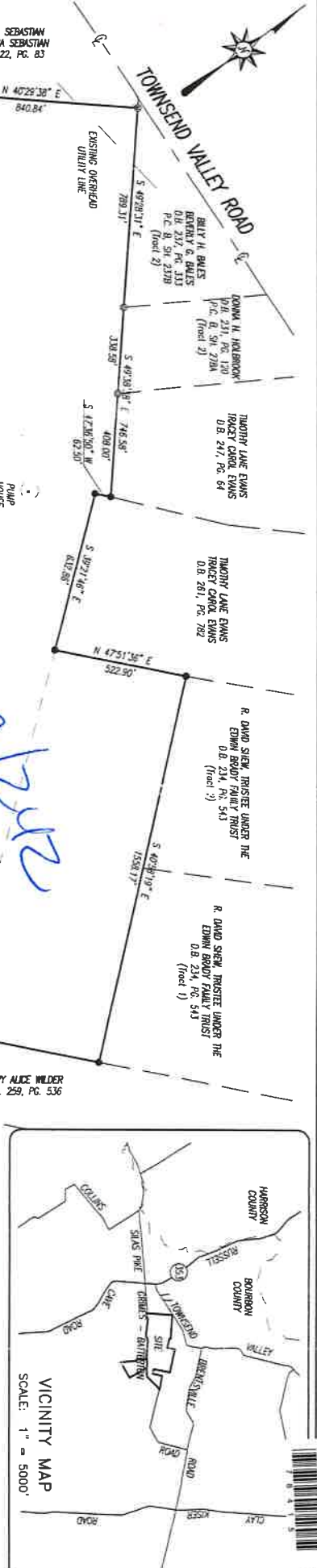
THERE IS ALSO EXCEPTED THEREFROM a certain tract of land consisting of 5.024 acres conveyed to Aaron Welsh and Ashley Welsh, husband and wife, by deed dated September 12, 2008, and of record in the Office of the Bourbon County Court Clerk in Deed Book 276, at Page 209, and described as follows:

BEGINNING at a P.K. Nail found in the center of Grimes Batterton Road, thence North 73 degrees 22 minutes 59 seconds West for a distance of 62.77 feet to a P.K. Nail found in the center of the road, thence South 86 degrees 20 minutes 13 seconds West for a distance of 61.23 feet to a P.K. Nail found in the center of the road, thence South 82 degrees 45 minutes 55 seconds West for a distance of 70.04 feet to a P.K. Nail found in the center of the road, thence South 82 degrees 06 minutes 26 seconds West for a distance of 156.31 feet to a magnetic P.K. Nail set in the middle of the road, thence South 82 degrees 06 minutes 26 seconds West for a distance of 100.00 feet to a magnetic P.K. Nail set in the middle of the road, thence North 29 degrees 30 minutes 27 seconds West for a distance of 679.22 feet with a new line of division to a ½" rebar set with cap, thence North 48 degrees 14 minutes 47 seconds East for a distance of 188.00 feet to a ½" rebar found with no cap, thence South 42 degrees 57 minutes 01 seconds East for a distance of 937.68 feet to the point of beginning.

This description compiled from a field survey completed in October of 2007. Together with and subject to covenants, easements and restrictions of record. Said property contains 5.024 acres more or less. See plat of record in Plat Cabinet C, Slide 284, Bourbon County Clerk's Office, Paris, Kentucky.

TO HAVE AND TO HOLD the above described property together with all appurtenances and privileges thereunto belonging, unto the parties of the second part, for and during their joint lives with remainder in fee simple to the survivor of them, his or her heirs and assigns forever, with Covenant of GENERAL WARRANTY subject, however, to easements and restrictions of record.

The parties hereto do hereby certify that no cash



LAND SURVEYOR'S CERTIFICATION

I do hereby certify that the survey shown hereon was performed by me, or under my direction, by the method of random traverse and all monuments indicated hereon actually exist and their size, location, and material are correctly shown. The undisturbed natural order of clear title of this random traverse was 12/23/2001 and the bearings and distances shown hereon have been obtained for closure. The survey as shown hereon is a true and correct survey and all monuments and boundaries are in accordance with the specifications in this class. The basis of the bearings shown hereon is in relation to Dead Book 199, Page 298.

Survey No. 2008
Date _____
Cynthiana, Kentucky 41031

OWNER'S CERTIFICATION
(We) do hereby certify that I am (we are) the owner(s) of record of the property platted hereon, said property being (a portion of) the same property conveyed to me (us) by _____, and recorded in _____, Page _____, Book _____, in the Bourbon County Clerk's office, and do hereby adopt this as my (our) record plat for this property.

Witness _____
Owner _____
Address _____
Date _____

LEGEND :

- Iron Pin Found
- Iron Pin Found with I.D. Cap bearing W.E. Hudnall 1662°
- #4 Rebar, 18" long, with I.D. Cap bearing "Barrel" 3553°
- Keg Nail Set in Road
- Keg Nail Found in Road
- Point in Road
- Found Keg Nail in Fence Post

LINE	BEARING	DISTANCE
1	N 27°18'44" W	62.78'
2	S 86°19'21" W	61.31'
3	S 87°42'17" W	20.06'
4	S 87°00'07" W	110.43'
5	N 29°40'59" W	64.57'
6	N 52°55'46" W	45.07'
7	N 62°07'14" W	30.49'
8	N 62°41'50" W	100.00'
9	N 54°15'50" W	60.65'
10	N 49°27'55" W	218.29'
11	N 52°46'18" W	44.13'
12	N 65°31'11" W	39.07'
13	N 71°41'50" W	15.78'
14	N 59°08'53" W	62.82'
15	N 48°28'50" W	62.82'
16	N 51°14'50" W	68.93'
17	N 51°14'55" W	109.00'
18	N 68°40'27" W	21.93'
19	S 37°33'49" E	43.07'

PARCEL 1
150.226 Acres

PARCEL 2
28.457 Acres

RECORD PLAT
MARY A. ADAMS, TRUSTEE & MARTHA A. COX c/342

GRIMES-BATTERTON RD & TOWNSEND VALLEY RD

STATE OF KENTUCKY
ALLEN PATRICK
DARNELL P.E., P.L.B.
REGISTERED LAND SURVEYOR
EXPIRES 12/31/2010

SCALE: 1" = 300'
DATE: 06/01/06
FILE NO: 06-958
FED BOOK: 43-11
C&D FILE: HURSON
DRAWN BY: APD
CHECKED BY: APD

ALLEN PATRICK
DARNELL P.E., P.L.B.
P.O. Box 175 41031
Cynthiana, Kentucky
(859) 234-9957

PLATTED: 06/10/06 @ 1:00 BY 292

NOTES:

- Parcel 1 and Parcel 2 platted hereon on the same or that property or tract of land described in Dead Book 241, Page 710 plus that property or tract of land described in Dead Book 146, Page 169 (Pension) less those previous conveyances recorded in Dead Book 146, Page 169 and Dead Book 146, Page 305. D.B. 123, Pg. 236; D.B. 127, Page 200; D.B. 202, Pg. 470; D.B. 123, Pg. 236; D.B. 127, Page 200.
- Parcel 1 and Parcel 2 are subject to the same or that property or tract of land described in Dead Book 241, Page 710 plus that property or tract of land described in Dead Book 146, Page 169 (Pension) less those previous conveyances recorded in Dead Book 146, Page 169 and Dead Book 146, Page 305.
- Parcel 1 and Parcel 2 are subject to the same or that property or tract of land described in Dead Book 241, Page 710 plus that property or tract of land described in Dead Book 146, Page 169 (Pension) less those previous conveyances recorded in Dead Book 146, Page 169 and Dead Book 146, Page 305.
- Parcel 1 and Parcel 2 are subject to the same or that property or tract of land described in Dead Book 241, Page 710 plus that property or tract of land described in Dead Book 146, Page 169 (Pension) less those previous conveyances recorded in Dead Book 146, Page 169 and Dead Book 146, Page 305.
- Parcel 1 and Parcel 2 are subject to the same or that property or tract of land described in Dead Book 241, Page 710 plus that property or tract of land described in Dead Book 146, Page 169 (Pension) less those previous conveyances recorded in Dead Book 146, Page 169 and Dead Book 146, Page 305.

SOURCES OF TITLE:

Being that property conveyed Mary T. Ammonson by F.R. July & Mary July by deed dated November 14, 1939 and recorded in Dead Book 120, Page 470 (Tract #1).

Being that property conveyed Mary T. Ammonson by Maria Allen, by deed dated October 28, 1947 and recorded in Dead Book 123, Page 270 (Tract #2).

Being that property conveyed Mary T. Ammonson by Maria Allen, by deed dated October 28, 1947 and recorded in Dead Book 123, Page 270 (Tract #2).

Being that property conveyed Mary T. Ammonson by Maria Allen, by deed dated October 28, 1947 and recorded in Dead Book 123, Page 270 (Tract #2).