

APPLICATION TO PLANNING COMMISSION

Subdivision

Bourbon County Joint Planning Commission

525 High Street, Paris, KY 40361 • (859) 987-2150 • Fax (859) 987-2136

21-1882

Office Use only:

Application No: MS 21-19 Fee Amount: \$175 Date Fee Received: 11-12-21

1. APPLICANT Homer Michael Freeny, Jr. Trust

MAILING ADDRESS 2525 Clintonville Road, Paris, KY 40361

PHONE NO. (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: 87.996 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 1-40.642 & 47.324 3- 4- 5-

Acreeage of Parcel to be divided: 40.642 & 47.324

7. FEE: Refer to Fee Schedule

8. SUPPLEMENTAL INFORMATION: Refer to Article VI of the Subdivision Regulations.

CHECKLIST:

- X Attach a Legal Description of the Property (include deed book and page number for all tracts comprising the plat)
X Attach a plan of the proposed use (as described above)
X Attach a narrative of the proposed use (as described above)
X Attach a narrative describing any prior actions taken by the Board of Adjustment on this property
X Attach a list of adjoining property owners (name and address)

Homer Michael Freeny Jr.

11-10-21

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)*

November 12, 2021

File No. 21-4882

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

RE: Consolidation @ Hutchison Road (KY 1939), Bourbon County

Dear Sirs:

Please find transmitted herewith a consolidation application and plat. The purpose of this plat is to reconfigure two existing tracts of land. Originally the tracts were 40.642 acres and 47.324 acres; after reconfiguration/consolidation the two tracts will be 9.365 acres and 78.601 acres. 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:

HOMER MICHAEL FREENY JR TRUST, 2525 CLINTONVILLE RD, PARIS KY 40361
KHALIL & RANA RAHMAN, 5417 LEXINGTON RD, LEXINGTON KY 40511
A J SHOULTZ IRREVOCABLE TRUST, 827 BETHLEHEM RD, PARIS KY 40361
WILLIAM B THOMAS, 5319 LEXINGTON RD, PARIS KY 40361
SECOND MARK NUTTER GRIFFITH EXEMPT TRUST, 1384 COPPER RUN BLVD,
LEXINGTON KY 40514
TROY F COOMER, 331 HUTCHISON RD, PARIS KY 40361
TROY & SHELIA BESS, 287 HUTCHISON RD, PARIS KY 40361
FAITH A & MICHAEL MCGUIRE, 4173 BRIDGEMONT LN, LEXINGTON KY 40515
HUTCHISON UNITED METHODIST CHURCH, 251 HUTCHISON RD, PARIS KY 40361

Respectfully Submitted,

Darnell Engineering, Inc.

Cc: File

Enclosures

REALESTATE TAX PAID AMT \$ 1,132.⁰⁰
RICHARD STIPPEADS, BCC
DATE 5-11-21 BY M & T DC

BOOK 317 PAGE 482

DEED

THIS DEED made and entered into this 11 day of May, 2021,
by and between ELIZABETH W. KAYSER and KENNETH WILLIAM KAYSER,
wife and husband, of P.O. Box 115, Catawba, Virginia 24070, parties
of the first part, and HOMER MICHAEL FREENY, JR., TRUSTEE OF THE
HOMER MICHAEL FREENY, JR. TRUST U/A DATED NOVEMBER 16, 2001 AS
AMENDED, of 2525 Clintonville Road, Paris, Kentucky 40361, party
of the second part;

W I T N E S S E T H:

For and in consideration of the sum of ONE MILLION ONE HUNDRED
TWENTY TWO THOUSAND THREE HUNDRED ELEVEN DOLLARS TWENTY CENTS
(\$1,132,311.20) paid to the party of the first part by the party
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 party of the second part, in
fee simple, its successors and assigns forever, the following
described real property located in Bourbon County, Kentucky:

TRACT 1:

Lot No. 2 of the Surveyors plat of said division containing
40.60 acres and is bounded as follows: Beginning in the
middle of the Hopewell & Bethlehem Turnpike at B a corner to
No. 1 thence S 59 $\frac{1}{4}$ E 9.90 chains to W, a corner to No. 3,
thence with a line of No. 3, N 33 $\frac{1}{8}$ E 37.08 chains to J. a
stone in the line of Jacob Jacoby's heirs, thence with their
line N 59 $\frac{5}{8}$ W. 12.09 chains to U, a stone corner to No. 1,
thence with a line of No. 1, S. 29 $\frac{3}{4}$ W 36.92 chains to the
beginning, containing 40.65, less 8 poles in the graveyard,
which is reserved, leaving 40.60 acres hereby conveyed.

Being the same property conveyed to William Meteer, by Deed dated February 13, 1904, and of record in the Office of the Bourbon County Court Clerk in Deed Book 88, at Page 70.

TRACT 2:

Lot No. 3 in the Surveyors Report of said division containing 49.69 acres and is bounded as follows: Beginning in the middle of the Hopewell and Bethlehm Turnpike at W, a corner to No. "2", thence S $59 \frac{1}{4}$ to E 1.93 chains to "K" a corner to School house lot, thence N. $47 \frac{1}{2}$ E 12.17 chains to "L" a stone corner to Ashunck, thence S $64 \frac{1}{4}$ E 9.49 chains to "M" a stone corner to same, thence N. 28 E. 8.93 chains to "N" a stone corner to same, thence S $60 \frac{1}{2}$ E 6.54 chains to "O", the middle of the Louisville & Nashville Railroad, thence N. 34 E 2.79 chains to "P" the middle of the same, thence N 39 E. 4.38 chains to "L" the middle of same thence N. $43 \frac{1}{2}$ E 5.89 chains to "R" the middle of same and corner to Jacob Jacoby's heirs, thence N 8 E 2.95 chains to "S" a stone corner to same, thence N. $59 \frac{5}{8}$ W 20.40 chains to "J" a stone in line of said Jacoby Heirs and corner to No. "2" thence with a line of No. "2" S $33 \frac{1}{8}$ W. 37.03 chains to the beginning.

Being the same property conveyed to William Meteer, by Deed dated March 12, 1907, and of record in the Office of the Bourbon County Court Clerk in Deed Book 92, at Page 290.

TRACT 3:

1. A certain tract of land situated in Bourbon County, Kentucky, being Lot #1 of the Surveyor's Plat of the division of the lands of Wm. Meteer, deceased, containing 49.69 acres, and is bounded as follows: Beginning at U, a stone in line of Jacob Jacoby's Heirs and a corner to No. 2; then with a line of Jacoby's heirs N $59 \frac{5}{8}$ W 11.26 chains to A, a stone corner to A and B Smedley; thence S 22 W 21.73 chains to B, a stake at the end of a stone fence, corner to same; thence N $62 \frac{1}{4}$ W 17.45 chains to C, in the middle of the Maysville & Lexington turnpike; thence S $49 \frac{1}{2}$ W 18 links to D, the middle of same and corner to said Bagge; thence with the southern margin of a 12 foot lane S $62 \frac{1}{4}$ E 13.52 chains to E, a stone corner to said Bagge; thence S $44 \frac{1}{2}$ W 8.01 chains to F, a stone corner to same; thence N $60 \frac{5}{8}$ W 9.24 chains to G, a stone in line of same and a corner to Mattie and Sallie Corbin; thence with their line S $46 \frac{1}{2}$ W 2.32 chains to H, a

stone corner to Bev Dorsey; then with his line S 33 $\frac{1}{2}$ W 4.87 chains to the middle of the Hopewell and Bethlehem turnpike; then S 55 $\frac{1}{2}$ E 1.14 chains to J, thence S 59 $\frac{1}{4}$ E 2.85 chains to V, a corner to No. 2; thence with a line of No. 2 N 29 $\frac{3}{4}$ E 36.92 chains to the beginning.

2. Also a certain tract of land located in Bourbon County, Kentucky, fronting on the East side of the Maysville & Lexington Turnpike about 8 miles from Paris, described as follows: Beginning at a stake within 12 feet of a set stone in the east edge of the Maysville Pike and corner to Mrs. Smedley; thence running S 49 W 31.40 poles along the edge of said pike to a stone corner to Corbin's lot; thence with Corbin and Mrs. Meteer's lines S 61 $\frac{3}{4}$ E 54.56 poles to a stone corner to same, Mrs. Meteer; thence still with her line N 43 $\frac{3}{4}$ E 31.84 poles to a stake within 12 feet of a stone at the end of an old stone fence, in Mrs. Smedley's line and corner to Mrs. Meteer; thence with Mrs. Smedley's N 63 $\frac{1}{4}$ W 50 poles to the beginning. (The 12 feet in width along Mrs. Smedley's line being left for a lane). Said tract of land contains 10 acres, more or less.

Being the same property conveyed to William Meteer, by Deed dated February 27, 1925, and of record in the Office of the Bourbon County Court Clerk in Deed Book 111, at Page 516.

William Meteer died thereafter on June 22, 1925 and pursuant to his Last Will and Testament, of record in Will Book D, at Page 360, devised 75 acres of said property to his wife, Elizabeth Metter and the remainder of said property to his daughter, Betsy Ann Meteer, for and during her natural life with remainder in fee to the heirs of her body.

Elizabeth Meteer died intestate thereafter on November 5, 1968 leaving as her only heir-at-law, Betsy Ann Metter, the only child of Elizabeth Meteer. See Affidavit of Descent of record in the Office of the Bourbon County Court Clerk in Deed Book 237, at Page 419.

Betsy Ann Meteer died intestate as to real property on August 19, 2017 leaving as her only heir-at-law, Elizabeth W. Kayser.

That pursuant to the Will of William Meteer, Elizabeth W. Kayser is the only heir of the body of Betsy Ann Meteer and the only heir-at-law of Elizabeth Meteer.

See Affidavit of Descent of record in the Office of the Bourbon County Court Clerk in Deed Book 311, at Page 674 and corrected Affidavit of Descent of record in the aforesaid Clerk's Office in Deed Book 317, at Page 479.

TO HAVE AND TO HOLD the above described property together with all appurtenances and privileges thereunto belonging, unto the party of the second part, in fee simple, its successors and assigns forever, with Covenant of GENERAL WARRANTY subject, however, to easements and restrictions of record.

The property tax bills for the year 2021 should be sent in care of Homer Michael Freeny, Jr., Trustee of the Homer Michael Freeny, Jr. Trust U/A dated November 16, 2001 as Amended, at 2525 Clintonville Road, Paris, Kentucky 40361.

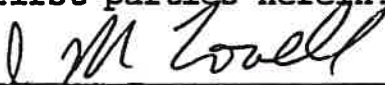
IN TESTIMONY WHEREOF the party of the first part has hereunto signed its hand on this date which is first above written.


ELIZABETH W. KAYSER


KENNETH WILLIAM KAYSER,

COMMONWEALTH OF KENTUCKY
COUNTY OF BOURBON

The foregoing instrument was acknowledged before me this the 11 day of May, 2021, by Elizabeth W. Kayser and Kenneth William Kayser, wife and husband, as first parties herein.


NOTARY PUBLIC-STATE AT LARGE, KY.
My Commission expires: 1/10/2024
Notary No.: KYNP374