

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. M9 21-20 Fee Amount: \$ 150 Date Fee Received: 11-12-2021

1. APPLICANT Aaron Welsh & Ashley Welsh

MAILING ADDRESS 376 Grimes Batterton Road, Paris, KY 40361

PHONE NO. 859-351-0084 Ashley (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: 62.2 NUMBER OF LOTS: 3

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

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

Acreage of Original Lots: Property 1- 1+2+3=52.179; 4-5.021; 5-5.024 5- _____

Acreage of Parcel to be divided: 1+2+3

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)

Aaron Welsh Ashley D. Welsh 11/8/2021
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)

November 12, 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 9.586 acre parcel with an existing 5.024 acre parcel and to consolidate a 1.481 acre parcel with an existing 5.021 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
GAYLE B PATRICK REVOCABLE TRUST, 362 GRIMES BATTERTON RD, PARIS KY 40361

Respectfully Submitted,

Darnell Engineering, Inc.

Cc: File

Enclosures



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

LOREN...
RICHARD...
JAMES...

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

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 THE CURRENT SAFETY STANDARDS INCLUDING THE
 MINIMUM DISTANCE STANDARDS OF SECTION 345.040 4(D) IN THE
 BOURBON COUNTY SUBDIVISION REGULATIONS

Richard Stipp
 SIGNATURE
 DATE 6-26-07

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

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

reference tie
 N 57°38'54"W
 35.00'

reference tie
 S 52°07'38"E
 512.04'

reference tie
 S 66°18'56"W
 295.1'

reference tie
 N 45°26'45"E
 434.05'

reference tie
 N 52°07'38"W
 130.1'

Parcel 1
 5.001 acres

10.11'
 N 57°38'54"W
 499.19'

433.47'
 S 46°41'22"W

P.O.B.

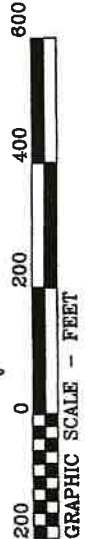
proposed driveway

S 46°41'22"W

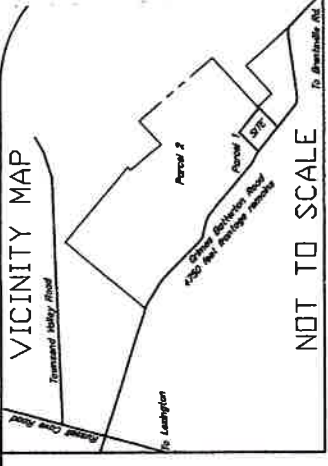
OWNER'S CERTIFICATION
 I (we) do hereby certify that I (am (we are)) the
 owner or owners of the property depicted hereon
 and that I (we) do hereby adopt this survey.

Ronald Thornberry
 Owner
 Date 6-25-07

Wanda Thornberry
 Owner
 Date 06-25-07



VICINITY MAP



- = 1/2" rebar found cap # 3553
- △ = P.K. Nail Found
- = P.K. Nail set
- ⊙ = 1/2" rebar set with cap

Virgil & Gail Patrick
 Deed Book 162 Page 495

Mary Alice Wilder
 Deed Book 259 Page 536

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.
[Signature]
 Chairman, Planning Commission
 DATE 7/19/07

Agricultural Land Division
 Ronald & Wanda Thornberry
 618 Grimes Batterson Road
 PARIS, KY 40361
 C1203

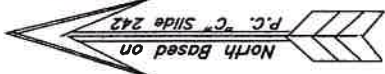
Situated west of Paris in Bourbon County Kentucky and being a new division
 of the lands of Ronald & Wanda Thornberry as described in Deed Book 267
 Page 499.

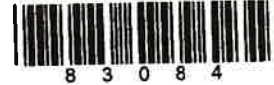
SCALE: 1" = 200'
 PLAT DRAWN BY: J. A. S. DRAWING: 07006.dwg
 FIELD SURVEYED BY: Mike Gilpin & J. A. Smith
 SURVEYED BY: Jeff A. Smith, PLS #3419
 2011 S. Main St., Paris, KY 40361
 Phone: 859-987-6939 Fax: 859-988-0526
<http://home.mindspring.com/~pls3419/index.html>
 e-mail: pls3419@mindspring.com
 FILE NUMBER: 07006



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 1:41500. No further adjustment was
 deemed necessary. This survey meets or exceeds the
 standards for a class B (rural) Survey.

Jeff A. Smith
 Date: 2-26-2007



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

#60.00
RETAXED
9-15-08
Richard Stapp
By: Mary Imogene Walcott

BOOK 276 209



DEED

THIS DEED OF CONVEYANCE executed this 12th day of September, 2008 by and between RONALD THORNBERRY and WANDA THORNBERRY, husband and wife, whose mailing address is 618 Grimes Batterton Road, Paris, KY 40361 hereinafter Grantors; and AARON WELSH and ASHLEY WELSH, husband and wife, whose mailing address is 869 Russell Cave Road, Paris, KY 40361 hereinafter Grantees. 2008 property tax bill address is Ronald Thornberry, 618 Grimes Batterton Road, Paris, KY 40361.

WITNESSETH:

That for and in consideration of the sum of SIXTY THOUSAND DOLLARS AND NO CENTS (\$60,000.00), cash in hand paid by Grantees to Grantors, the receipt of which is hereby acknowledged, Grantors have bargained and sold and do hereby grant and convey unto Grantees, for and during their joint lives, with remainder in fee simple to the survivor of them, his or her heirs and assigns forever, in fee simple, the following described property located in the County of Bourbon, in the Commonwealth of Kentucky:

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 1/2" rebar set with cap, THENCE North 48 degrees 14 minutes 47 seconds East for a distance of 188.00 feet to a 1/2" rebar found with no cap, THENCE South

LODGED FOR RECORD
RICHARD STAPP EADS
BOURBON COUNTY CLERK
08 SEP 15 AM 9:49

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.

Being a portion of the same property conveyed to Ronald and Wanda Thornberry by deed dated September 14, 2006 of record in Deed Book 267, Page 499 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 said Grantees, for and during their joint lives, with remainder in fee simple to the survivor of them, his or her heirs and assigns forever.

Grantors do hereby release and relinquish unto Grantees, their heirs and assigns, all of their right, title and interest in and to the above described property, including dower and curtesy and all exemptions allowed by law, and do hereby covenant to and with said Grantees, their heirs and assigns, that they are lawfully seised in fee simple title to said property and have good right to convey the same as herein done; that said property is free and clear of all encumbrances of whatsoever nature, except as herein stated, and that they will WARRANT GENERALLY the title to said property.

Provided, however, this conveyance and the covenants herein made are expressly subject to all restrictions and easements, which may appear of record in the Bourbon County Court Clerk's Office.

Grantees assume and agree to pay all ad valorem taxes assessed against the above described property for the current fiscal year and all subsequent years, the current taxes and assessments to be prorated as of the date of transfer of this Deed.