

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. MS 22-01 Fee Amount: \$150 Date Fee Received: 1-14-22

1. APPLICANT Kimberly Elaine Fryman McIntyre

MAILING ADDRESS 413 Mt. Carmel Road, Cynthia, KY 41031

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: 10 NUMBER OF LOTS: 2

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

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

Acreege of Original Lots: Property 1- lot 7 = 5.009; 2- _____ 3- 3+4+5 = 10.976 4- _____ 5- _____

Acreege of Parcel to be divided: 5.009 & 10.976

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)

Kimberly Elaine Fryman McIntyre

1.10.22

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.

No tax due

758

228/758

7-31-97
Mailed to
Fryman



DEED

THIS DEED OF CONVEYANCE made and entered into this the 24th day of July, 1997, by and between GARY T. FRYMAN and VICKIE NELSON McCALL FRYMAN, his wife, 413 Mt. Carmel Road, Cynthiana, Kentucky 41031, parties of the first part; and L. T. FRYMAN and MARY O. FRYMAN, his wife, 417 Mt. Carmel Road, Cynthiana, Kentucky 41031, parties of the second part, and in the manner hereinafter set out.

W I T N E S S E T H:

That for a nominal consideration, the receipt of which is hereby acknowledged, the parties of the first part have bargained and sold and do by these presents grant, bargain, sell, convey and confirm unto the parties of the second part, equally and jointly, and for their joint lives and upon the death of either to the survivor in fee simple, his or her heirs and assigns forever, the following described real estate located in Bourbon County, Kentucky, and which is more particularly described as follows, to-wit:

TRACT NO. 1: A certain tract of land situated in the County of Bourbon, State of Kentucky, on the Mt. Carmel and Shawhan turnpike, containing 1 acre of land and bounded as follows: Beginning at an iron pin in the Mt. Carmel and Shawhan turnpike, corner to Dan Wilson in mouth of Shawhan and Kiser turnpike; thence N 52* E 3.73 chains to corner in J. H. Wilson's line; thence N 30 W 2.86 chains to stone corner to Mrs. J.W. Wilson's line; thence S 58 W 4.48 chains to iron pin in Mt. Carmel and Shawhan turnpike; thence with pike S 66* E 2.03 chains to the beginning.

TRACT NO. 2: A certain tract of land located in Bourbon County, Kentucky, known as tract No. 2 in the division of the land of Amanda Wilson, deceased, described by metes and bounds as follows: Beginning at an iron pin in the east margin of the Shawhan and Mt. Carmel turnpike and corner to H.A. Roberts; thence N 58 1/2 E 350 ft. to a post corner to same; thence S 20-3/4 E 54 ft. to an iron pin, and corner to same; thence N 57-3/4 E 425 ft. to an iron pin in the west margin of the new right-of-way in the L&N Railroad; thence with the west margin of said railroad, N 54-3/4 W 200 ft., thence N 53 W 226 ft.; thence N 50 1/4 W 131 ft., thence N 41 W 58 ft., thence N 44 W 127 ft., thence N 40-3/4 W 112 ft.; thence N 35 W 142 ft.; thence N 31 1/2 W 136 ft.; thence N 49-3/4 W 75 ft.; thence N 25 1/4 W 150 ft.; thence leaving the railroad S 66 W 27 ft. to an iron pin in the edge of a branch, corner D.D. Wilson and John Wilson; thence S 15 W 333 ft. to a stake, corner to John Wilson; thence S 49 W 236 ft. to a stake, corner to said Wilson; thence S 29 E 979 ft. to an iron pin in the center of the Shawhan and Mt. Carmel turnpike; thence S 65 1/4 E 18-3/4 ft. to the place of beginning, containing 14.94 acres of land.

TRACT NO. 3: A certain tract of land lying in Bourbon County, Kentucky, being lot No. 6 of tract No. 4 in the division of the lands of John W. Wilson, deceased of record in Deed Book 82, Page 185, in the office of the Bourbon County Clerk and described by metes and bounds as follows: Beginning in the middle of the Shawhan and Mt. Carmel turnpike, at E, an iron pin and corner to Lot #5, and running with said turnpike N 82 1/2 E 1.2 chains to D, a post corner to same; thence N 3 1/4 W 5.82 chains to E, a stone corner to lot #5, thence S 52 W 15.44 chains to the point of beginning, containing 5.91 acres of land.

TRACT NO 4: Also the following strip (triangular) of ground, adjoining tract #3, above described, bounded as follows: Beginning at a point in Mrs. Melissa Roberts line, and corner to Mrs. Amanda Wilson, thence with Mrs. Roberts line S 29-3/4 W 91 ft. to the corner to Roberts; thence with her line N 52 1/4 E 449 ft. to a stake in the west margin of the L&N Railroad Co., right-of-way; thence with the west margin of said right-of-way N 55 1/4 E 50 ft. to a corner to Mrs. Amanda Wilson; thence with her line S 57-3/4 W 425 ft. to the point of beginning, containing 69/100 of an acre.

EXCEPTION: There is deducted from the 5.91 acre tract described as Tract #3 herein, a triangular tract of 69/100 of an acre bounded as follows: Beginning at a point in the east margin of the L&N Railroad right-of-way near Shawhan, corner to Mrs. Amanda Wilson; thence with her line N 52 1/4 E 245 ft. to a post; thence S 2-3/4 E 298 ft. to a stake in the east margin of said railroad; thence with the east margin thereof N 55 W 256 ft. to the beginning.

There is also deducted from the 5.91 acres tract described herein as tract #3, a strip of land 80 ft. wide and 268 ft. long, containing 1-2 of an acre, which was conveyed to the L&N Railroad by deed in Deed Book _____, Page _____, leaving in tracts 3 & 4 described herein, after said deductions, a net quantity of 5.41 acres of land.

This is the same property as that conveyed Gary T. Fryman and Vickie Nelson McCall Fryman, his wife, by Sam Arnold, III, by deed dated September 3, 1996, and recorded in Deed Book 225, Page 822.

All references are to the records of the Harrison County Court Clerk's Office.

The parties of the second part are the parents of the party of the first part, and this conveyance is exempt from the transfer tax imposed by KRS 142.050.

TO HAVE AND TO HOLD the above described property together with all and singular its privileges and appurtenances thereunto belonging unto the parties of the second part, and in the manner set out above, his or her heirs and assigns forever, and with covenants of General Warranty.

DEED

THIS DEED OF CONVEYANCE made and entered into this the 21st day of March, 2005, by and between **GARY T. FRYMAN** and **VICKIE NELSON McCALL FRYMAN**, his wife, 417 Mt. Carmel Road, Cynthiana, Kentucky 41031, parties of the first part; and **KIMBERLY ELAINE FRYMAN McINTYRE**, 413rd Mt. Carmel Road, Cynthiana, Kentucky 41031, party of the second part.

W I T N E S S E T H:

That for a nominal consideration, the receipt of which is hereby acknowledged, the parties of the first part have bargained and sold and do by these presents grant, bargain, sell, convey and confirm unto the party of the second part, her heirs and assigns forever, the following described real estate located in Bourbon County, Kentucky, and which is more particularly described as follows, to-wit:

Beginning at an iron pin with cap marked PLS 2670 set in the west line of Fryman, said beginning point being S. 29 deg. 00 min. 00 sec. E., 287.82 feet along said Fryman from the common corner of Martha Overly, Deed Book 243, Page 779, thence, commencing from said beginning point severing the lands of Fryman for five calls, N. 60 deg. 40 min. 24 sec. E., 320.60 feet to a set iron pin with cap marked PLS 2670; thence, S. 30 deg. 42 min. 18 sec. E., 553.64 feet to an iron pin with cap marked PLS 2670; thence, S. 61 deg. 03 min 54 sec. W., 18.04 feet to an iron pin with cap marked PLS 2670; thence, S. 10 deg. 49 min. 01 sec. W., 184.46 feet to an iron pin with cap marked PLS 2670; thence, S. 61 deg. 35 min. 09 sec. W., 200.18 feet to an iron pin with cap marked PLS 2670 set in the west line of Mt. Carmel Road; thence, with part of said line of Mt. Carmel, N. 29 deg. 00 min. 00 sec. W., 691.18 feet to the point of beginning and containing 5.00 acres as surveyed by Barry M. Robinson, KY. PLS 2670. See Plat recorded in Plat Cabinet C, Slide 195.

This is part of the same property as that conveyed Gary T. Fryman and Vickie Nelson McCall Fryman, his wife, by Sam W. Arnold, III, by deed dated September 3, 1996, and

recorded in Deed Book 225, Page 822.

All references are to the records of the Bourbon County Court Clerk's Office.

The party of the second part is the daughter of the parties of the first part, and this conveyance is exempt from the transfer tax imposed by KRS 142.050 pursuant to the provisions contained in KRS 142.050(7)(1).

TO HAVE AND TO HOLD the above described property together with all and singular its privileges and appurtenances thereunto belonging unto the party of the second part, her heirs and assigns forever, and with covenants of General Warranty.

IN TESTIMONY WHEREOF, the parties of the first part have hereunto set their hands, this the day and year first above written.

Gary T. Fryman

Gary T. Fryman
Vickie Nelson McCall Fryman

Vickie Nelson McCall Fryman

STATE OF KENTUCKY
SCT.
COUNTY OF HARRISON

The foregoing instrument was acknowledged before me by Gary T. Fryman and Vickie Nelson McCall Fryman, his wife, this the 21st day of March, 2005.

My commission expires:
November 16, 2007

John Seunfaed

Notary Public

(SEAL)

We, Gary T. Fryman and Vickie Nelson McCall Fryman, Grantors, and Kimberly Elaine Fryman McIntyre, Grantee, do hereby certify, pursuant to KRS Chapter 382, that the property herein conveyed is transferred by gift and with out consideration. We further certify that the full estimated fair cash value of the property herein conveyed is \$ 20,000. We understand that falsification of the stated full estimated value is a Class D felony, subject to one

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)

January 14, 2022

File No. 21-4886

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

RE: Consolidation @ #417 Mt. Carmel Road (KY 1893) & #413 Mt. Carmel Road (KY 1893),
Bourbon County

Dear Sirs:

Please find transmitted herewith a double consolidation application and plat. The purpose of this plat is to consolidate a 0.578 acre parcel with a 4.422 acre parcel and to consolidate a 0.569 acre parcel with a 4.431 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:

DOUGLAS & LINDA BUCHANAN, 436 MT CARMEL RD, CYNTHIANA KY 41031
KIMBERLY ELAINE FRYMAN MCINTYRE, 413 MT CARMEL RD, CYNTHIANA KY 41031
CHELSEA LYNN ELLINGTON & JOSEPH D BATES, 351 MT CARMEL RD, CYNTHIANA KY 41031
RICHARD SLADE II & KIMBERLY SLADE, 4586 US HIGHWAY 27 S, CYNTHIANA KY 41031

Respectfully Submitted,

Darnell Engineering, Inc.

Cc: File

Enclosures