

# 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 22-02 Fee Amount: \$150 Date Fee Received: 2/11/22

1. APPLICANT Jonathan David & Coreen Maria Moser Schaafsma

MAILING ADDRESS 713 Nickwood Trail, Lexington, KY 40509

PHONE NO. 540.809.9674 (HOME) \_\_\_\_\_ (WORK)

2. TYPE OF REQUEST (Check one)  MINOR SUBDIVISION  MAJOR SUBDIVISION  
 AMENDED SUBDIVISION PLAT  CONSOLIDATION

3. PLEASE CIRCLE: Paris/ Bourbon County/ North Middletown/ Milfersburg

4. SUBDIVISION NAME: \_\_\_\_\_ TOTAL ACREAGE: 161.8 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- 3E+3F+3G=96.961 2- 4B=64.839 5- \_\_\_\_\_

Acreeage of Parcel to be divided: 96.961

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)

[Signature]  
APPLICANT SIGNATURE

Feb 2, 2022  
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.

REAL ESTATE TAX PAID AMT \$ 459.00  
RICHARD STIPPEADS, BCC  
DATE 6/4/21 BY A. Jay Hunt DC

BOOK 317 PAGE 729

AFTER RECORDING RETURN TO:  
JACK MARTIN GOINS  
ATTORNEY AT LAW  
315 Pleasant Street  
Paris, Kentucky 40361

## DEED

THIS DEED made and entered into this 1<sup>st</sup> day of June, 2021, by and between **JOHN T. LANGFELS and SUSAN B. LANGFELS**, husband and wife, of 802 Ruddles Mill Rd., Paris, KY 40361, parties of the first part, and **JONATHAN DAVID SCHAAFSMA and COREEN MARIA MOSER SCHAAFSMA**, husband and wife, of 713 Nickwood Trail, Lexington, KY 40509, parties of the second part; transfer year taxes in care of Jonathan David Schaafsma and Coreen Maria Moser Schaafsma, 713 Nickwood Trail, Lexington, KY 40509.

### WITNESSETH:

For and in consideration of the sum of **FOUR HUNDRED FIFTY-EIGHT THOUSAND TWO HUNDRED EIGHTY-TWO DOLLARS (\$458,282.00)** paid to the parties of the first part by the parties of the second part, the receipt of all of which the parties of the first part hereby acknowledge, the parties of the first part hereby bargain, sell and convey unto the parties of the second part, in fee simple, to the survivor of them, his or her heirs and assigns forever, and 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, Kentucky:

All those certain tracts or parcels of land, lying and being located in Bourbon County, Kentucky: and situated on the west side of Clintonville Road (KY 1678); and more particularly described as follows:

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 Plat Cabinet C, Sheet 291. All deed and plat references stated herein are found in the office of the Bourbon County Clerk, unless otherwise stated.

2021 JUN -4 AM 10:05

RECORDED FOR RECORD  
RICHARD STIPPEADS  
BOURBON COUNTY CLERK

**PARCEL 4-B (64.839 Acres)**

Beginning at a mag nail in the center of Clintonville Road (KY 1678), a corner to Parcel 4-A, a new division of John T. Langfels & Susan B. Langfels (D.B. 278, Pg. 133; D.B. 297, Pg. 224); said point being located N.03°13'40"E. 1,333.55 feet from a mag nail in the center of said road, a corner to Robert E. Atchison & Alice L. Atchison (D.B. 178, Pg. 380); thence with the center of said Clintonville Road (KY 1678) S.03°13'40"W. 715.35 feet to a mag nail, a corner to Parcel 4-C, a new division of John T. Langfels & Susan B. Langfels (D.B. 278, Pg. 133; D.B. 297, Pg. 224); thence with said Parcel 4-C for 13 calls as follows: (1) S.87°01'04"W. passing an iron pin bearing "Witness 3553" at 20.34 feet, in all 162.29 feet to an iron pin, (2) S.23°58'30"W. 115.14 feet to an iron pin, (3) S.02°01'57"W. 289.88 feet to an iron pin, (4) S.81°20'12"W. 294.17 feet to an iron pin, (5) N.77°07'01"W. 51.70 feet to an iron pin, (6) S.88°25'17"W. 308.58 feet to an iron pin, (7) S.70°04'55"W. 535.49 feet to an iron pin, (8) S.34°21'30"W. 30.21 feet to an iron pin, (9) S.63°05'33"W. 504.63 feet to an iron pin, (10) S.68°14'52"W. 395.92 feet to an iron pin, (11) N.48°53'44"W. 83.29 feet to an iron pin, (12) S.84°39'26"W. 691.75 feet to an iron pin, and (13) N.17°27'04"W. 529.22 feet to a point, in the line of Michael C. Langfels (D.B. 278, Pg. 139; P.C. C, Sh. 291); thence with said Langfels for five calls as follows: (1) N.71°20'14"E. 470.50 feet to an iron pin, (2) N.43°41'03"W. 122.45 feet to an iron pin, (3) N.67°44'17"W. 1,378.37 feet to an iron pin, (4) N.30°08'58"W. 117.81 feet to an iron pin, and (5) N.64°44'56"E. 474.35 feet to an iron pin, a corner to Parcel 4-A, a new division of John T. Langfels & Susan B. Langfels (D.B. 278, Pg. 133; D.B. 297, Pg. 224); thence with said Parcel 4-A for four calls as follows: (1) S.72°22'45"E. 18.80 feet to an iron pin, (2) N.79°44'58"E. 439.40 feet to an iron pin, (3) N.01°07'04"E. 71.02 feet to an iron pin, and (4) N.86°57'52"E. passing an iron pin bearing "Witness 3553" at 678.99 feet, in all 700.14 feet to the point of beginning containing an area of 64.839 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 Darnell Engineering, Inc. on April 13, 2021. See Plat recorded in Plat Cabinet D, Sheet 62.

**AND BEING PART OF** the same property conveyed to John T. Langfels by Division Deed dated April 21, 2009, of record in Deed Book 278, Page 133. **AND BEING PART OF** the same property conveyed to John T. Langfels and Susan B. Langfels, husband and wife, by Deed dated March 25, 2015, and of record in Deed Book 297, Page 224, Bourbon County Clerk's Office.

**TO HAVE AND TO HOLD** the above described property together with all appurtenances and privileges thereunto belonging, unto the parties of the second part,



**DEED OF CONVEYANCE**

THIS DEED OF CONVEYANCE made and entered into by and between MICHAEL C. LANGFELS AND MARLENE J. LANGFELS, husband and wife, of 1450 Clintonville Road, Paris, Kentucky 40361, hereinafter GRANTORS, and MICHAEL C. LANGFELS AND MARLENE J. LANGFELS, husband and wife, of 1450 Clintonville Road, Paris, Kentucky 40361, hereinafter GRANTEES.

WITNESSETH: That for and in consideration of the love and affection between the parties, who are husband and wife, and in order to create a survivorship interest, GRANTORS do hereby GRANT and CONVEY unto GRANTEES, for and during their lives and at the death of one the fee to the survivor of them, his, her, or their heirs and assigns forever, the following described property, located and situated in Bourbon County,

Kentucky, to-wit:

That certain parcel of land lying and being on the Clintonville Road in Bourbon County, Kentucky, as shown on a plat thereof recorded in the Bourbon County Clerk's Office in Plat Cabinet "C", Slide 291, as Parcel #3, and containing by survey 103.102 acres of land.

Being the same property conveyed to Michael C. Langfels, by Deed of Conveyance from Michaels C. Langfels and John T. Langfels, co-executors of the Estate of Georgia G. Langfels, dated April 21, 2009, of record in Deed Book 278 at Page 139, Bourbon County Clerk's Office.

The above described property is deeded subject to all covenants, restrictions, reservations, limitations and easements as may be revealed in the record chain of title.

TO HAVE AND TO HOLD the above described property with all the rights, privileges and appurtenances thereunto belonging unto the said GRANTEES, for and during their lives and at the death of one the fee to the survivor of them, his, her or their heirs and

**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)

February 11, 2022

File No. 21-4676

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

RE: Double Consolidation @ Clintonville Road (KY 1678), Bourbon County

Dear Sirs:

Please find transmitted herewith a double consolidation application and plat. The purpose of this plat is to consolidate a 1.487 acre parcel and a 36.184 acre parcel with an existing 64.839 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:

JOHN T & SUSAN LANGFELS, 802 RUDDLES MILL RD, PARIS KY 40361  
COLUMBIANA FARM LLC, 1650 CLINTONVILLE RD, PARIS KY 40361  
CHARLES V PARKER JR & PAMELA K PARKER, 1177 BETHLEHEM RD, PARIS KY 40361  
TIMOTHY LANGFELS, 1418 CLINTONVILLE RD, PARIS KY 40361  
DANIEL E & DEANNA L LANGFELS, 1480 CLINTONVILLE RD, PARIS KY 40361  
JESSICA HAAS, 1522 CLINTONVILLE RD, PARIS KY 40361

Respectfully Submitted,

Darnell Engineering, Inc.

Cc: File

Enclosures