

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:

INCORP-254

Application No. MS 22-03 Fee Amount: \$150 Date Fee Received: 2/11/22

1. APPLICANT Hilard G. & Mary Jolly

MAILING ADDRESS 1580 Thatchers Mill Road, Paris, KY 40361

PHONE NO. 859-707-3409 (HOME) (WORK)

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

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

4. SUBDIVISION NAME: TOTAL ACREAGE: 140 NUMBER OF LOTS: 2

5. EXISTING USE: agricultural ZONING DISTRICT: A1

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

Acreege of Original Lots: Property 1+2+3=132.48; 4=3.13 4- 5-

Acreege of Parcel to be divided: 135.48

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)

Handwritten signature of Sara Jolly

Handwritten date 2-10-22

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

REAL ESTATE TAX PAID AMT \$ 240.00
RICHARD STIPP EADS, BCC
DATE 10/26/18 BY A Jay Hunt DC

BOOK **308** PAGE **643**

308643

DEED

THIS DEED made and entered into this 26 day of October, 2018, by and between **RANDY J. WILSON**, a single person, with a mailing address of 366 Nathan Drive, Mt. Sterling, KY 40353, and **LINDSEY R. WILSON**, a single person, with a mailing address of 1580 Thatchers Mill Road, Paris, KY 40361, PARTIES OF THE FIRST PART, and **HILAND G. JOLLY AND MARY JOLLY**, husband and wife, with a mailing address of 322 Houston Creek Drive, Paris, KY 40361, PARTIES OF THE SECOND PART. The property tax bill for the current year should be mailed "in care of" Hiland G. Jolly, 1580 Thatchers Mill Road, Paris, KY 40361.

WITNESSETH:

That for and in consideration of the sum of \$240,000.00, the receipt of which is hereby acknowledged by the First Parties, the First Parties have bargained and sold and by these presents do hereby grant and convey equally and jointly unto the Second Parties, for and during their joint lives, with remainder in fee simple to the survivor of them, his or her heirs and assigns forever, the following described real property situated in Bourbon County, Kentucky, to wit:

LODGED FOR RECORD
RICHARD STIPP EADS
BOURBON COUNTY CLERK

18 OCT 26 2018

Lying and being on the North East side of the Thatchers Mill Road in Bourbon County, Kentucky, containing 5.13 acres of land,

BEGINNING at a point in the center of said road, corner to Pleasant Hill Farm, Inc. and running with the center thereof N 71 deg. 00' 00" E 250.19 feet; thence leaving the road S 57 deg. 25' 29" E 559.67 feet; thence S 25 deg. 57' 25" W 460.27 feet; thence N 38 deg. 41' 42" W 811.65 feet to the point of beginning, as shown on a plat of record in Plat Cabinet C, Slide 277 in the Office of the Bourbon County Court Clerk.

And BEING the same property conveyed to Randy J. Wilson and Lindsey R. Wilson, then husband and wife, by deed dated August 4, 2016, and of record in the Office of the Bourbon County Court Clerk in Deed Book 301, at Page 598.

TO HAVE AND TO HOLD the hereinabove described real property unto the Second Parties, equally and jointly, for and during their joint lives, with remainder in fee simple to the survivor of them, his or her heirs and assigns forever, together with all improvements thereon and appurtenances thereof, with covenant of GENERAL WARRANTY.



187/515

no
tot

W.E. Davis, Jr.
8/24/89

D E E D

THIS DEED between THOMAS A. DAVIS and PATRICIA D. DAVIS, husband and wife, NANCY D. DAVIS, single, WILLIAM E. DAVIS, III, single, JOHN H. DAVIS, single, WILLIAM E. DAVIS, JR. and CHARLOTTE M. DAVIS, husband and wife, and DEBORAH DAVIS HALE and CLEVELAND HALE, her husband, all of Box No. 6, North Middletown, Bourbon County, Kentucky, Parties of the First Part, and PLEASANT HILL FARM, INC., a Kentucky corporation, Box 6, North Middletown, Bourbon County, Kentucky, Party of the Second Part,

W I T N E S S E T H:

THAT for and in consideration of the exchange of this deed for 200 shares each of the capital stock of Pleasant Hill Farm, Inc., the receipt of which is hereby acknowledged, First Parties have bargained and sold and by these presents do hereby grant and convey unto the Second Party, its successors and assigns forever, all of First Parties' undivided 8/9 interest in and to all of the following described real property, to-wit:

TRACT NO. 1

BEGINNING in the center of the North Middletown and Thatchers Mill Pike; thence along the center of same, S 16° 30" W 836 feet; thence S 46° 50" W 162 feet to a point in the center of said pike; corner to Dr. W. E. Davis; thence with said Davis' line, S 82° E 1498 feet to a corner at stone fence, to Richard F. Caywood; thence with said Caywood line, N 4° 40" E 832.5 feet to a post, corner to said Caywood; thence N 75° 35" W 1221 feet to the point of beginning, containing 27.1 acres.

TRACT NO. 2

That certain tract of land lying and being in Bourbon County, Kentucky, about one-half (1/2) mile south of North Middletown, Kentucky, and lying in the intersection of the North Middletown

and Mt. Sterling and the Pretty Run Turnpikes, and described as follows: BEGINNING in the center of the southern abutment of the bridge over Indian Creek on the North Middletown and Mt. Sterling Turnpike; thence S 68-30 W 202 feet 2 inches along wire fence bordering the Goff and Caywood property to a stone fence; thence S 7-30 E 77 feet 11 inches along said stone fence to a turn in said fence; thence S 44 W 458 feet 2 inches along said fence to another turn in same; thence N 83-30 W 252 feet 6 inches along said fence to water gate over Indian Creek; thence S 80 W 78 feet 2 inches to southern abutment of water gate; thence N 19 W 31 feet 3 inches across Indian Creek to northern abutment of water gate; thence N 83-30 W 1954 feet 7 inches along said fence bordering Caywood to the center of the Thatcher's Mill Turnpike; thence S 63-30 W 116 feet 2 inches along center of road to a turn therein; thence S 71 W along center of said road 344 feet 1 inch to another turn therein; thence S 55-30 W 99 feet to another turn in road; thence S 42 W 52 feet along center of road to next turn therein; thence S 30 W 803 feet 10 inches along center of road to another turn therein; thence S 36 W along center of said road 893 feet to property of Miss Louella Jones; thence with her line S 43 E 333 feet 4 inches to another corner to said Jones; thence N 85-30 E 1308 feet 2 inches to a nothem corner to Jones; thence S 4-30 E 9 feet 5 inches to corner to Jones; thence N 85-30 minutes 619 feet to corner to Jones; thence N 6 E 10 feet to corner to Jones; thence N 85-30 E 1917 feet along Jones' line to center of Pretty Run Turnpike; thence N 13 E 1695 feet 5 inches along center of said road to center of junction of North Middletown & Mt. Sterling Turnpike and Pretty Run Pike; thence N 54 W 174 feet 6 inches along center of North Middletown and Mt. Sterling Turnpike to a point in same; thence N 28 W 53 feet 9 inches with the center thereof, to the point of beginning, containing 140.62 acres of land.

There is to be EXCEPTED however, from the above described tract of land, and not hereby conveyed, two (2) parcels which were previously conveyed off by the First Parties' predecessor in title by deeds of record in the Office of the Bourbon County Court Clerk, respectively in Deed Book 127, Page 292, a conveyance of 12.11 acres, and Deed Book 128, Page 61, a conveyance of 30 acres.

There is also EXCEPTED from this conveyance and not hereby conveyed, a tract whereon a residence of First Parties is located and which is described as follows: BEGINNING at a point in the center of the Thatchers Mill Turnpike, at a corner to a tract of land purchased by First Parties from Miss Louella Jones, and running with the center of said Turnpike,

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)*

December 10, 2021

File No. 21-4890

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

RE: Double Consolidation @ Thatchers Mill Road (KY 57), Bourbon County

Dear Sirs:

Please find transmitted herewith a double consolidation application and plat. The purpose of this plat is to consolidate a 5.501 acre parcel and a 2.397 acre parcel with an existing 5.13 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:

ALFRED F & JULIA WALZ, 1696 THATCHERS MILL RD, PARIS KY 40361
JANETT TURNER, PO BOX 137, NORTH MIDDLETOWN KY 40357
DAVID MATHERLY, 259 STATIC RD, PARIS KY 40361
JAMIE & MELISSA COLE, 255 STATIC RD, PARIS KY 40361
ANN TRAYLOR, 251 STATIC RD, PARIS KY 40361
WILLIAM C TAULBEE, 426 SOUTH QUEEN ST, MT STERLING KY 40353
GARRY & BRENDA STITH, 695 ARDERY RD, PARIS KY 40361
WILLIAM H COOMBS, JR, ET. AL.; 280 MT STERLING RD; PARIS KY 40361
PHIL & TINA MCCOY, 128 GAY RD, PARIS KY 40361
BARTON C. & PAMELA P. MCFARLAND, 1098 STONEY POINT RD, PARIS KY 40361
ANTHONY W. COLLIER & REECA C DAWES, 1500 THATCHERS MILL RD, PARIS KY 40361

Respectfully Submitted,

Darnell Engineering, Inc.

Cc: File

Enclosures

N 36° E 389 feet to the corner of First Parties' yard in the corner of the Pike; thence S 49.5° E 363 feet to a corner; thence S 35° W 362 feet; thence N 73° W 132 feet to the northeast line of the property purchased from Miss Louella Jones; thence with the line of same, N 43° W 250 feet to the point of beginning.

TRACT NO. 3

All that certain tract of land lying and being in the county of Bourbon, State of Kentucky, located on the east side of the Thatcher's Mill Road about 1 mile southwest of North Middletown, Kentucky, more particularly described as follows: Beginning at an iron spike in the center of the Thatchers Mill Road a corner to another tract of land belonging to Dr. W. E. Davis; thence with said Davis S 54° 00' E 329.9 feet to a fence post; thence N 85° 35' E 715.1 feet to a point in the fence; thence N 85° 23' E 591.9 feet to an ash tree fence corner; thence S 04° 37' E 10.9 feet to a hackberry tree fence post; thence N 85° 50' E 178.9 feet to a point in the fence; thence N 85° 28' E 441.1 feet to a fence post at the end of a rock fence, a corner to said Davis in the line of Mrs. Mary G. Turnipseed; thence with said Turnipseed, S 04° 30' W 853.7 feet to a stake in the rock fence, a corner to Miss Luella A. Jones, in the line of said Turnipseed; thence with said Jones; N 70° 21' W 2001.0 feet to a stake; thence N 45° 28' W 333.2 feet to the place of beginning, and containing an area of 20.0 acres, more or less.

The Parties of the First Part acquired title to the above described property by deeds of record in the Office of the Bourbon County Court Clerk as follows: Deed Book 177, Page 759; Deed Book 177, Page 761; Deed Book 177, Page 763; Deed Book 180, Page 559; Deed Book 181, Page 426; and Deed Book _____, Page _____.

TO HAVE AND TO HOLD unto Second Party, its successors and assigns forever, together with all improvements thereon and appurtenances thereof, with Covenant of General Warranty, subject, however, to easements and restrictions of record.

IN TESTIMONY WHEREOF, witness the signatures of the Parties of the First Part, this 19th day of May, 1981.

Thomas A. Davis
THOMAS A. DAVIS

Patricia D. Davis
PATRICIA D. DAVIS

BRADLEY, BLANTON
& PREWITT
ATTORNEYS AT LAW
P.O. BOX 257
427 MAIN STREET
PARIS, KY.
40361