

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.

MS22-16

Fee Amount: \$ 150<sup>00</sup>

CK# 11847

Date Fee Received: 5/13/2022

1. APPLICANT Mendel David & Kimberly Dawn Waddell

MAILING ADDRESS 2736 Georgetown Road, Paris, KY 40361

PHONE NO. 502-718-1587

(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: 1.240 NUMBER OF LOTS: 2

5. EXISTING USE: residential

ZONING DISTRICT: R-1

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

Acreage of Original Lots: Property 1- 0.561 2- 0.679 3- 4- 5-

Acreage of Parcel to be divided: N/A

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)

Mendel D Waddell Kimberly Dawn Waddell May 12, 2022

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](mailto:allenpatrickdarnell@gmail.com) (EMAIL)

May 13, 2022

File No. 22-5056

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

RE: Consolidation @ Georgetown Road (US 460), Bourbon County

Dear Sirs:

Please find transmitted herewith a consolidation application and plat. The purpose of this plat is to consolidate two existing tracts of land; a 0.561 acre tract and a 0.679 acre tract. After consolidation the combined tracts will total 1.240 acres. The land use will remain the same-residential.

To our knowledge, the board of adjustments has not taken any prior action in regards to this property.

The adjoining property owners are:

JERRY S WHITE, 2758 GEORGETOWN RD, PARIS KY 40361  
TAMELA M JOHNSTON, 330 RUSSELL CAVE RD, PARIS KY 40361  
BONNIE & JAMES A MCCALL, 2730 GEORGETOWN RD, PARIS KY 40361  
MENDEL DAVID & KIMBERLY DAWN WADDELL, 2736 GEORGETOWN RD, PARIS KY 40361

Respectfully Submitted,

Darnell Engineering, Inc.

Cc: File

Enclosures

REAL ESTATE TAX PAID AMT \$ 0  
RICHARD STIPPEADS, BCC  
DATE 2/24/2022 BY A. Faythund DC

BOOK **320** PAGE **796**

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

**DEED**

THIS DEED made and entered into this 16<sup>th</sup> day of February 2022, by and between **MENDEL DAVID WADDELL and KIMBERLY DAWN WADDELL**, husband and wife, of 2736 Georgetown Rd., Paris, KY 40361, parties of the first part, and **JACK MARTIN GOINS**, as Trustee, of P.O. Box 124, Paris, KY 40362, party of the second part, and **MENDEL DAVID WADDELL and KIMBERLY DAWN WADDELL**, husband and wife, of 2736 Georgetown Rd., Paris, KY 40361, parties of the third part; transfer year taxes addressed in care of Mendel David Waddell and Kimberly Dawn Waddell, of 2736 Georgetown Rd., Paris, KY 40361.

**NOW, THEREFORE**, for and in consideration of immediate reconveyance in accordance with the above mentioned desires, the parties of the first part have bargained and sold and do hereby grant and convey unto the party of the second part, Jack Martin Goins, as Trustee, his successors and assigns forever, the following described property in Bourbon County, Kentucky:

**2736 GEORGETOWN RD.:**

**BEGINNING** at an iron pin on the eastern margin of a 12' passway, said point being in the center of the Paris-Georgetown Road, a corner to Ritchie; thence running with the center of said road N 88° 30' W 12.0' to the western margin of said passway, a corner to Sparks Heirs; thence leaving said road and running with the western margin of said 12' passway N 7° 20' E 129.0' to a post, a corner to Sparks Heirs; thence first with the line of Sparks Heirs and then with the line of Roberts N 88° 00' W 253.5' to an iron pin, a corner to Roberts; thence with the line of Roberts N 12° 20' E 143.0' to an iron pin in the line of Ritchie; thence with the line of Ritchie S 85° 30' E 252.0' to a post; thence with the line of Ritchie S 7° 20' W 351.0' to the point of beginning, containing **0.88 acres** of land. See plat of record in Deed Book 155, Page 691.

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**Also a certain easement** described as follows:

That certain tract of land lying and being on the North side of the Paris-Georgetown Road, near Centerville, Bourbon County, Kentucky, fronting on said Road, a distance of 82.5 feet, being bounded on the East by the passway owned by Second Parties and on the West by the remaining property of First Parties; and running back between parallel lines to the property of Second Parties. Said easement occupies the eastern portion of that certain tract of land conveyed to Martha Sparks, Warren Sparks and Robert Sparks, by Deed of J.P. Sullivan, et ux, dated February 2, 1903, and of record in deed Book 85, Page 537, Bourbon County Court Clerk's Office. Said Easement was conveyed to Mendel Speer and Mary R. Speer by Deed dated June 19, 1976, and of record in Deed Book 173, Page 610, Bourbon County Court Clerk's Office.

**AND BEING** the same property conveyed to Mendel David Waddell, a married person, by Deed dated July 1, 2004, and of record in Deed Book 256, Page 742, Bourbon County Court Clerk's Office, subject to the reservation of a life estate by Mendel J. Speer and Mary E. Speer, husband and wife. Mendel J. Speer died February 21, 2008, thereby extinguishing his life estate interest, and Mary E. Speer died July 16, 2016 thereby extinguishing her life estate interest.

**EXCEPTED THEREFROM** is the following, which was conveyed to Commonwealth of Kentucky Department of Transportation for the use and benefit of highways, by Deed recorded November 21, 2019 in Deed Book 312, Page 585:

**Parcel No. 116  
Tract A**

**BEING** a tract of land in Bourbon County along U.S. 460 approximately 0.2 miles east of the intersection of U.S. 460 and KY 353, and more particularly described as follows:

Beginning at a point in the existing northern right of way of U.S. 460, said point also lying in the grantor's western property line and being 25.11 feet right of US 460 at Station 514+84.59; thence with the grantor's western property line North 03 Degrees 48 Minutes 59 Seconds East a distance of 60.67 feet to a point in the proposed northern right of way of U.S. 460 and being 35.45 feet left of US 460 at Station 514+88.31; thence with said proposed right of way South 86 Degrees 06 Minutes 25 Seconds East a distance of 92.14 feet to a point in the grantor's eastern property line and being 30.76 feet left of US 460 at Station 515+79.58; thence with the grantor's eastern property line South 05 Degrees 34 Minutes 05 Seconds West a distance of 55.67 feet to a point in the existing northern right of way of U.S. 460 and being 24.77 feet right of US 460 at Station 515+75.73; thence with said existing right of way North 89 Degrees 17 Minutes 27 Seconds West a distance of 90.57 feet to the POINT OF BEGINNING.

The above described parcel contains 5,307 square feet of right of way.

**2746 & 2740 GEORGETOWN RD.:****PARCEL 1**

**BEGINNING** at a point in the center of the Georgetown and Paris Pike, corner to Fannie Jackson; thence with the center of said pike S 88°30' E 1.67 chains to a point in the center of same, corner to S.S. Roberts; thence with his line N 3°00' E 5.78 chains to an iron pin, corner to Mrs. Blake; thence with her line N 85°30' W 1.05 chains to a post in said Blake's line, corner to Fannie Jackson; thence with her line S 9°00' W 3.96 chains to a post corner to same; thence S 8°00' W 1.92 chains to the point of beginning.

**PARCEL 2**

**TRACT I:** Beginning at a point in the center of the Georgetown and Paris Pike, corner to Alvin Leach; thence with the center of said pike S 88°30' E 1.39 chains to a point in the center of same, corner to the Sparks Heirs; thence with their line N 6°00' E 5.59 chains to a point in Mrs. Blake's line, near a large locust, corner to a lot of S. S. Roberts; thence with said Blake's line N 85°30' W 1.65 chains to an iron pin, corner to Alvin Leach; thence with his line S 3°00' W 5.78 chains to the point of beginning.

**TRACT II:** Beginning at a point in the center of the Georgetown and Paris Pike, and in the western margin of a 12 foot lane or passway; thence with the center of said pike S 88°30' E 0.183 chains (12 feet) to a point in the center of same and in the eastern margin of said passway; thence with the eastern margin of same N 7°20' E 5.41 chains to a post in branch, corner to Mrs. Blake; thence with her line N 85°30' W 3.42 chains to a point near a large locust corner to S. S. Roberts; thence with his line S 6°00' W 2.11 chains to a post, corner to Sparks Heirs; thence with their line S 88°00' E 3.21 chains to a post, corner to same and in the western margin of said passway; thence with the western margin of same S 7°20' W 3.48 chains to the point of beginning.

**EXCEPTED THEREFROM** is Parcel Number 114, Tract A, containing 0.355 acre (14,601 square feet), which was conveyed to Commonwealth of Kentucky Department of Transportation for the use and benefit of highways, by Deed recorded June 5, 2020 in Deed Book 314, Page 188, a metes and bounds description of which is of record in Deed Book 314, Page 616 and to which said Deed reference is hereby made for a more particular description thereof.

**AND BEING** the same property conveyed to Mendel David Waddell and Kimberly Dawn Waddell, husband and wife, by Deed dated August 6, 2020, and of record in Deed Book 314, Page 616, Bourbon County Court Clerk's Office.