

# 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. MS22-26 Fee Amount: \$ 150<sup>00</sup> <sup>#11886</sup> Date Fee Received: 6/17/2022

1. APPLICANT Eddie G. & Kimberly H. Roe and Sam C. & Emily A. Roe

MAILING ADDRESS 2402 Millersburg-Ruddles Mill Road, Paris, KY 40361

PHONE NO. 859-749-8331-Eddie (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: 311 +/- NUMBER OF LOTS: 2

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

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

Acreeage of Original Lots: Property 1- 1+2=28.445; 2- 3=282.73 3- \_\_\_\_\_ 4- \_\_\_\_\_ 5- \_\_\_\_\_

Acreeage of Parcel to be divided: 28.445

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)

Eddie Roe, Kimberly Roe, Sam C. Roe, Emily A. Roe  
APPLICANT SIGNATURE DATE 6/15/22

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)

June 17, 2022

File No. 22-5101

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

RE: Consolidation @ Millersburg-Ruddles Mill Road (KY 1893), Bourbon County

Dear Sirs:

Please find transmitted herewith a consolidation application and plat. The purpose of this plat is to consolidate a 9.418 acre tract with an existing 282 +/- acre tract. 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:

ANTHONY S & MEGAN MATTOX, 2364 MILLERSBURG-RUDDLES MILL RD, PARIS KY 40361

JACKIE R CRUMP, ET. AL., 2520 MILLERSBURG-RUDDLES MILL RD, PARIS KY 40361

SILAS C II & JUDY N CLEAVER, 200 STEELE FORD RD, PARIS KY 40361

LA GRATITUDE LLC, 3648 PLEASANT SPRING RD, CARLISLE KY 40311

EDDIE, KIM, SAM, & EMILY ROE, 2402 MILLERSBURG-RUDDLES MILL RD, PARIS KY 40361

ALLEN WALKER ESTATE, MILLERSBURG KY 40348

FLOYD HURLEY SR ESTATE, 559 W 2ND ST

LEXINGTON KY 40508

MICHAEL S & TABITHA L CALLAHAN, P O BOX 513, MILLERSBURG KY 40348

JAMES STAMPER, 209 SHIPVILLE RD, PARIS KY 40361

BILLY R & CAROL COLUMBIA, 205 SHIPVILLE RD, PARIS KY 40361-9452

RONALD & ELIZABETH A CHANSLOR, 1724 PEACOCK RD, PARIS KY 40361

DANNY ELAM, 720 ARDERY RD, PARIS KY 40361

Respectfully Submitted,

Darnell Engineering, Inc.

Cc: File

Enclosures

ESTIMATED TAX DED AMT \$ 190.00  
RICHARD STIPP, AGS, BCC  
DATE 3-8-13 BY Ashley Jay, ES

BOOK 290 PAGE 363

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

**DEED**

THIS DEED made and entered into this 5<sup>th</sup> day of March 2013, by and between **WILLIAM M. ROE and CATHY J. ROE**, husband and wife, of 2364 Millersburg-Ruddles Mill Rd., Paris, KY 40361, parties of the first part, and **EDDIE G. ROE and KIMBERLY H. ROE**, husband and wife, and **SAM C. ROE and EMILY A. ROE**, husband and wife, all care of 2402 Millersburg-Ruddles Mill Rd., Paris, KY 40361, parties of the second part; transfer year taxes in care of Eddie G. Roe, Kimberly H. Roe, Sam C. Roe, and Emily A. Roe, 2402 Millersburg-Ruddles Mill Rd., Paris, KY 40361.

**WITNESSETH:**

For and in consideration of the sum of **ONE HUNDRED NINETY THOUSAND DOLLARS (\$190,000.00)** 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, Eddie G. Roe and Kimberly H. Roe, a one-half undivided interest, in fee simple, to the survivor of them, his or her heirs and assigns forever, and unto the parties of the second part, Sam C. Roe and Emily A. Roe, a one-half undivided interest, 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:

**BEGINNING** at 1 on the southeast edge of the pike leading from Millersburg to Ruddles Mills, and running North 48-3/4 West 29.76 poles to 2, end of a stone fence corner to Wilder; then with stone fence as it meanders, North 50-1/2 East 5.40 poles to 3, North 33-1/2 East 1.48 poles to 4, North 43-1/2 East 20.40 poles to 5, a stone corner to S. Thompson; thence North 57 West 52.30 poles to 6, corner to Sarah Moore; thence North 49-1/2 West 22.08 poles to a stake corner to Layson; then South 54 West 53.12 poles to 8, the North edge of the rock on said pike; then South 38-1/2 East 69.48 poles to 9, corner to Jerry Hall; then North 48-1/4 East 9.61 poles to 10, a stone corner to same; then South 48 East

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RICHARD STIPP, AGS, BCC  
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20 poles to 11, the southeast edge of the rock in said pike; then North 72 East 28 poles to 12, a bend in the pike; then North 83-3/4 East 14.56 poles to the beginning, and containing 33 acres and 29 poles.

**EXCEPTING** that property conveyed by Deed dated August 24, 1971 from Ralph Columbia and Betsy Columbia, husband and wife, to the Commonwealth of Kentucky for road rights-of-way, Deed Book 160, Page 632.

**AND BEING** the same property conveyed to William M. Roe and Cathy J. Roe, husband and wife, by Deed dated November 23, 1994, and of record in Deed Book 220, Page 49, Bourbon County Court 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, Eddie G. Roe and Kimberly H. Roe, a one-half undivided interest, in fee simple, to the survivor of them, his or her heirs and assigns forever, and unto the parties of the second part, Sam C. Roe and Emily A. Roe, a one-half undivided interest, 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.

**IN TESTIMONY WHEREOF** the parties of the first part have hereunto signed their hands on this date, which is first above written.

William M. Roe  
WILLIAM M. ROE

Cathy J. Roe  
CATHY J. ROE

COMMONWEALTH OF KENTUCKY  
COUNTY OF BOURBON

Subscribed, sworn and acknowledged before me by William M. Roe and Cathy J. Roe, husband and wife, as first parties herein, this 6 day of March 2013.

[Signature]  
NOTARY PUBLIC - STATE AT LARGE  
My Commission Expires: 10/16/2016  
Notary ID #476101

233/ 218

10-22-98  
mailed to  
The Roe's  
returned to  
Mailed to  
-Att's

#390.00  
DETAK Ad  
9/22/98  
Richard Stepp Esq BCC  
By: Marylin Stepp Sabstax



DEED

THIS DEED made and entered into this 9/18/98

by and between MILDRED ROE, an unremarried widow, 2402  
Ruddles Mills-Millersburg Rd., Millersburg, KY 40348, Party  
of the First Part, GRANTOR, and EDDIE G. ROE and KIMBERLY R.  
ROE , husband and wife, and SAM C. ROE and EMILY A. ROE,  
husband and wife, Parties of the Second Part, GRANTEES,  
whose mailing addresses, respectively, are 2020 Millersburg  
Rd., Paris, KY 40361 and 184 Lail Ln., Paris, KY 40361.

WITNESSETH

That for and in consideration of the sum of  
\$390,000.00 paid to First Party by Second Parties, the  
receipt of all of which consideration is hereby acknowledged  
by First Party, First Party has bargained and sold and by  
these presents does hereby grant and convey a one-half  
undivided interest unto Second Party, Eddie G. Roe and  
Kimberly R. Roe, husband and wife, equally and jointly for  
their joint lives, with remainder in fee simple to the  
survivor of them, his or her heirs and assigns forever, and  
does hereby grant and convey a one-half undivided interest  
unto Second Party, Sam C. Roe and Emily A. Roe, husband and  
wife, equally and jointly for 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, located in BOURBON County, Kentucky, and more  
particularly described as follows:

AS SET FORTH IN EXHIBIT "A" ATTACHED HERETO  
AND INCORPORATED HEREIN BY REFERENCE.

Being the same property conveyed to Eddie Lee  
Roe and Mildred Roe, wife, from Peoples Deposit  
Bank & Trust Company, Executor of the estate of  
Gertrude D. Saunders, deceased, by deed dated  
February 21, 1958, and of record in the Bourbon  
County Clerk's Office in Deed Book 136, page 113.  
Mildred Roe became sole owner of said property  
upon the death of Eddie Lee Roe by virtue of the  
survivorship clause in said deed.

TO HAVE AND TO HOLD a one-half undivided  
interest to the Second Party, Eddie G. Roe and Kimberly R.  
Roe, husband and wife, equally and jointly for 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, and a one-  
half undivided interest to the Second Party, Sam C. Roe and  
Emily A. Roe, husband and wife, equally and jointly for  
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, free and clear  
of all encumbrances, subject however, to easements,  
restrictions of record, and planning and zoning regulations.

As the certificate of consideration herein, the  
parties hereto state the \$390,000.00 consideration  
reflected in this deed is the full consideration paid for



EXHIBIT "A"

Beginning in the center of the Ruddles Mills-Millersburg roadway and corner to George D. Fisher; thence leaving said road with his line N 56 E 886' to a post; thence S 49½ E 655' to a post; thence N 45½ E 887' to a post; thence N 24 W 594' to a post; thence N 68 E 654' to a gate post; thence N 58 E 272' to the center of Hinkston Creek; thence down same with its approximate center N 39½ W 460'; N 18½ W 200'; N 8½ E 200'; N 35 E 300'; N 37-3/4 E 523'; N 8 E 400'; N 7½ W 140'; N 24½ W 56'; N 41 W 500'; N 35½ W 397'; N 21½ W 133'; N 4 W 751'; thence leaving creek with a line of \_\_\_\_\_ S 61-3/4 W 815' to a post; thence N 34½ W 228' to a post; thence S 53½ W 1683' to a post; corner to \_\_\_\_\_ line; thence with a line of same S 31½ E 822' to a post; thence S 53½ W 2689' to the center of Ruddles Mills-Millersburg Highway; thence down said road with its approximate center S 72½ E 972'; S 52-3/4 E 100'; S 37½ E 811'; S 36E 721' to the beginning, containing 282.73 acres.

Being the same property conveyed to Eddie Lee Roe and Mildred Roe, wife, from Peoples Deposit Bank & Trust Company, Executor of the estate of Gertrude D. Saunders, deceased, by deed dated February 21, 1958, and of record in the Bourbon County Clerk's Office in Deed Book 136, Page 113. Mildred Roe became sole owner of said property upon the death of Eddie Lee Roe by virtue of the survivorship clause in said deed.

State of Kentucky, County of Bourbon, Sci.  
I, RICHARD STIPP EADS, Clerk of Bourbon  
County Court, do certify that the foregoing

Deed  
was, on the 22 day of Sept, 1958  
at 11:52 A.M., lodged in my office for record,  
and that it has been duly recorded in my said  
office, together with this and the certificate  
thereon endorsed. Given under my hand.

*Richard Stipp Eads, Acc*

CLERK, BOURBON COUNTY  
COURT  
LODGED FOR RECORD  
RICHARD STIPP EADS  
SEP 22 AM 11 52