

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 22-27 # 11883 Fee Amount: \$ 150.00 Date Fee Received: 6/17/2022

1. APPLICANT Clay B. Wortham & Anita M. Wortham

MAILING ADDRESS 1325 Clintonville Road, Paris, KY 40361

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: 62.679 NUMBER OF LOTS: 2

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

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

P1+P2=43.808; P4+P5=18.871

Acreege of Original Lots: Property 1- _____ 2- _____ 3- _____ 4- _____ 5- _____

Acreege of Parcel to be divided: 18.871

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)

Clay B. Wortham 6/17/22 DATE 5-19-22

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.

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)

June 17, 2022

File No. 22-5068

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

RE: Consolidation @ Clintonville Road, Bourbon County

Dear Sirs:

Please find transmitted herewith a consolidation application and plat. The purpose of this plat is to consolidate a 4.181 acre tract with an existing 43.808 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:

NEW PROVIDENCE BAPTIST CHURCH, 1305 CLINTONVILLE RD, PARIS KY 40361
DAVID A & MEGAN M WELCH, 1283 CLINTONVILLE RD, PARIS KY 40361
JAMES A & KAREN T OSBORNE, 1265 CLINTONVILLE RD, PARIS KY 40361
ARTHUR & LISA HARRISON, 1347 CLINTONVILLE RD, PARIS KY 40361
ROBERT & JANE K LEER, 1339 CLINTONVILLE RD, PARIS KY 40361

Respectfully Submitted,

Darnell Engineering, Inc.

Cc: File

Enclosures

8-5-97
mailed to
Arthur + Lisa
Harrison

DEED

THIS DEED made and entered into this July 18, 1997, by and between E. R. DAVIS, JR. and ALEITHA DAVIS, husband and wife, Parties of the First Part, GRANTORS, whose mailing address is P. O. Box 52, Paris, KY 40361, and ARTHUR HARRISON and LISA HARRISON, husband and wife, 2207 Redbud Lane, Paris, KY 40361, and EMMETT DAVIS III and DONNA DAVIS, husband and wife, U. S. 27, Box 43, Cynthiana, KY 41031, Parties of the Second Part, GRANTEES,

WITNESSETH

That for and in consideration of the love and affection which First Parties have for Second Parties, Second Parties being the children, son-in-law, and daughter-in-law of First Parties, First Parties have bargained and sold and by these presents do hereby give, grant and convey a one-half undivided interest unto Second Parties ARTHUR HARRISON and LISA HARRISON, 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 do hereby give, grant and convey a one-half undivided interest unto Second Parties EMMETT DAVIS III and DONNA DAVIS, husband and wife, equally and jointly for their joint lives, with remainder in fee simple to the survivor of them, his or heirs and assigns forever, the following described property located in BOURBON County, Kentucky, and more particularly described as follows:



An approximately 77.6116-acre tract of land located on the Paris-Clintonville Rd., and being designated as Tract 1 on the plat attached hereto and made a part hereof by reference.

And being part of the same property conveyed to First Parties by deed dated May 10, 1968, and of record in the Bourbon County Clerk's Office in Deed Book 153, page 606.

TO HAVE AND TO HOLD to the Second Parties ARTHUR HARRISON and LISA HARRISON, husband and wife, an undivided one-half interest, 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 to the Second Parties EMMETT DAVIS III and DONNA DAVIS, husband and wife, an undivided one-half interest 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, subject however, to easements, restrictions of record, and planning and zoning regulations.

As the certificate of consideration herein, the parties hereto state the love and affection consideration reflected in this deed is the full consideration paid for the property. The grantees join this deed for the sole purpose of certifying the consideration pursuant to KRS 382. The fair market value of the property herein conveyed is \$ 178,500.00 .

6-19-00
Mailed to
Davis
R# 6 Bk 43
cm 18

300



DEED

THIS DEED made and entered into this February 18, 2000 by and between E. R. DAVIS, JR. and ALEITHA DAVIS, husband and wife, Parties of the First Part, GRANTORS, whose mailing address is 1325 Clintonville Rd., Paris, KY 40361 and EMMETT DAVIS III and DONNA DAVIS, husband and wife, Parties of the Second Part, GRANTEES, whose mailing address is Paris Pike, Cynthiana, KY 41031.

WITNESSETH

That for and in consideration of the love and affection which First Parties have for Second Parties, First Parties' son and daughter-in-law, respectively, the receipt of all of which consideration is hereby acknowledged by First Parties, First Parties have bargained and sold and by these presents do hereby grant and convey unto Second Parties, 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.

SOURCE: Part of Deed Book 153, Page 606, Bourbon County Clerk's Office

TO HAVE AND TO HOLD to the Second Parties, equally and jointly for their joint lives, with remainder in fee



EXHIBIT " A "

Located on the Paris-Clintonville Road in Bourbon County, Kentucky and being all of Parcel I as shown on that plat recorded in the Bourbon County Clerk's Office in Plat Cabinet C, Slide 27, and more particularly described as follows:

Beginning at a point on the Paris-Clintonville Road and proceeding N 08 degrees 44' 29" E - 45.00', thence S 53 degrees 13' 02" E - 46.76', thence S 69 degrees 35' 12" W - 47.26' to the point of beginning.

Being part of the same property conveyed to E. R. Davis, Jr. and Aleitha Davis, husband and wife, by deed of record in the aforesaid Office in Deed Book 153, Page 606.

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

was
was, on the 18 day of Sept, 2000
at 3:55 P. 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, BCC

10

COMMISSION CERTIFICATION
 I do hereby certify that this record has met the requirements of the Esarborn County Joint Planning Commission and is now eligible for recording.

Administrator *[Signature]* Date 12/21/99

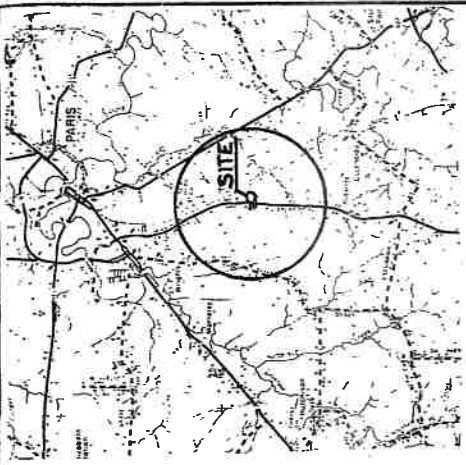
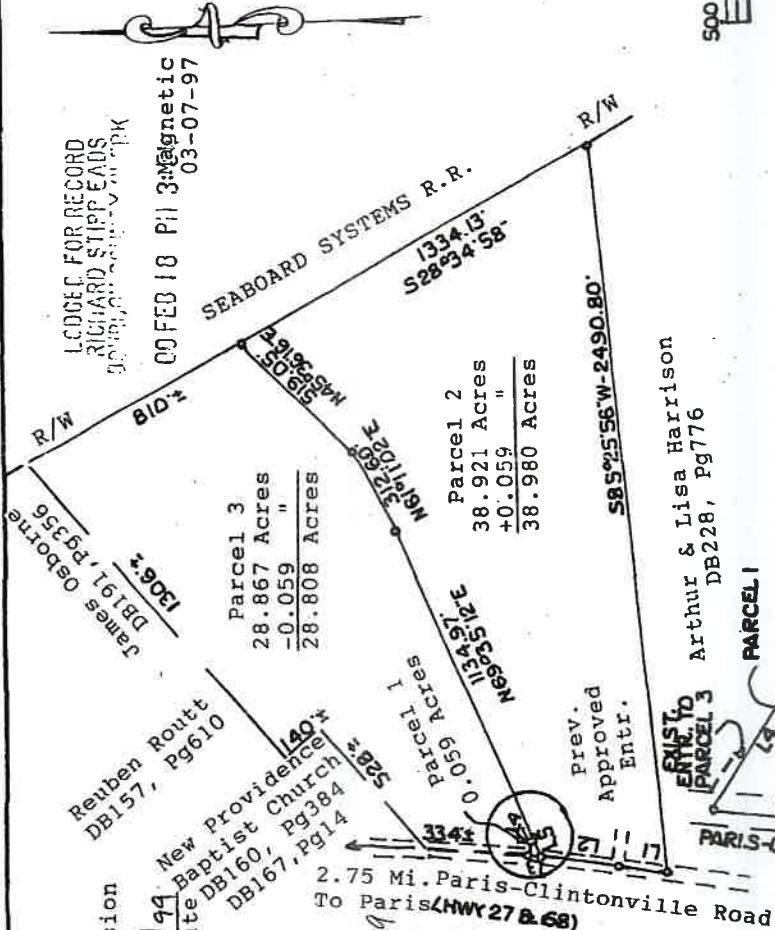
OWNER'S CERTIFICATE
 I do hereby certify that I am (We are) the owner's of the property shown and described hereon and that I (We) hereby adopt this as my (Our) plan of lots for this property.

[Signature] Date 11-29-99
[Signature] Date 11/29/99
 Owner 11/29/99

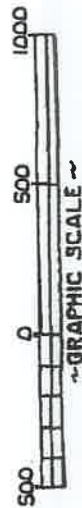
Note:
 Parcel 1 shall be sold or transferred only to Parcel 2 for consolidation purposes.

SURVEYOR'S CERTIFICATE
 This plat depicts a survey, made by me or under my direction, by the method of random traverse with an unadjusted error of closure greater than 1:5000. The bearings and distances shown hereon have not been adjusted for closure. This is a Class B Survey and meets or exceeds the minimum standards of all governing authorities.

William E. Hudnall 11/29/99 Date
 156 Woodmont Court
 Paris, Kentucky 40361

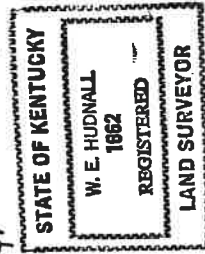


LEGEND
 o PK Nail (set)
 o I.P. (set) W/ID Cap (1662)



CONSOLIDATION MINOR SUBDIVISION			
For E.R. DAVIS, Jr. 1325 Paris - Clintonville Road			
WILLIAM E. HUDNALL LAND SURVEYOR 156 WOODMONT COURT PARIS, SOUTHERN COUNTY, KENTUCKY			
DATE	SCALE	DRAWN BY	CHECKED BY
11-23-99	1" = 500'	W.E.H.	
DB228, PG776	SHEET NO. 1 OF 1	PROJECT NO. N2399A	DRAWING NO. N2399A1

LINE	BEARING	DIST.
L1	N 12 08 20 E	- 185.89'
L2	N 10 57 05 E	- 269.78'
L3	N 08 44 29 E	- 45.00'
L4	S 53 13 02 E	- 46.76'
L5	S 69 35 12 W	- 47.26'



Look for parcel 1 in Richard Stipp's Esarborn County Clerk's Office, 3:57 PM, 11/29/99



GENERAL WARRANTY DEED

This Deed made this 5th day of September, 2013, by and between Emmett R. Davis, III, and Donna P. Davis, husband and wife, whose address is 1331 Clintonville Road, Paris, Kentucky 40361, hereinafter referred to as Party of the First Part, and Clay B. Wortham and Anita M. Wortham, husband and wife, whose address is 1325 Clintonville Road, Paris, Kentucky 40361, hereinafter referred to as Party of the Second Part.

WITNESSETH: That, for valuable consideration in the amount of sixty thousand dollars and no cents (\$60,000.00), the receipt and sufficiency of which is hereby acknowledged, the Party of the First Part does hereby sell, grant, and convey unto the Party of the Second Part, with covenant of General Warranty, in fee simple, for and during their joint lives, with the remainder to the survivor of them, the following described property located in Bourbon County, Kentucky, and further described to-wit:

All that certain tract or parcel of land, lying and being located in Bourbon County, Kentucky; and situated on the east 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 bearing stated herein are referenced in Plat Cabinet C, Sheet 27. All deed and plat references stated herein are found in the Office of the Bourbon County Clerk, unless otherwise stated.

Beginning at an iron pin, a corner to Parcel 3, a new division of Emmett Davis, III & Donna Davis (Deed Book 288, Page 492) and in the line of Clay B. Wortham & Anita M. Wortham (Deed Book 288, Page 492; Plat Cabinet C, Sheet 27-B); said point lying N.17°48'57"E. 827.44 feet from a found iron pin, a corner to said Davis and Robert Leer & Jane K. Leer (Deed Book 239, Page 304; Plat Cabinet C, Sheet 27C); thence with said Clay B. Wortham & Anita M. Wortham (Deed Book 288, Page 492; Plat Cabinet C, Sheet 27-B) N.61°11'02"E. 303.91 feet to a found iron pin and N.45°36'16"E. 519.05 feet to an iron pin in the west right-of-way of TTI Railroad; thence with said right-of-way of said railroad S.28°25'11"E. 928.86 feet to an iron pin, a corner to Parcel 3, a new division of Emmett Davis, III & Donna Davis (Deed Book 288, Page 492); thence with said Parcel 3 for four calls as follows: (1) S.61°34'49"W. 761.08 feet to an iron pin, (2) N.30°48'13"W. 84.88 feet to an iron pin, (3) N.61°31'05"W. 21.50 feet to an iron pin, and (4) N.30°39'11"W. 681.60 feet to the point of beginning containing an area of 15.000 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 July 12, 2013. See Plat recorded in Plat Cabinet C, Sheet 347.

Said property being a portion of that property deeded to Emmett Davis, III & Donna Davis by Arthur Harrison & Lisa Harrison by deed dated November 24, 1999, and recorded in Deed Book 238, Page 414. See also Deed Book 228, Page 776.

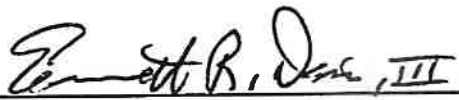
TO HAVE AND TO HOLD the above described real estate, together with the improvements thereon and appurtenance thereunto belonging to the Party of the First Part unto the Party of the Second Part. Further, Party of the First Part covenants that they are lawfully seized of the property conveyed, has full right and power to convey same, and that the property is free and clear of all encumbrances except planning and zoning regulations, easements, and restrictions of record, and all taxes due and payable in 2013, and all subsequent taxes which the Parties of the Second Part do hereby assume and agree to pay.


IN TESTIMONY WHEREOF, witness the hands of the Party of the First Party and Party of the Second Part this the day and year first written above.

CONSIDERATION CERTIFICATE

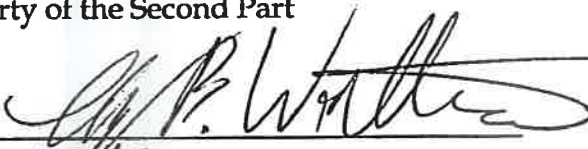
We, the undersigned, hereby certify that the consideration reflected in this General Warranty Deed is the full consideration paid for the property and a reflection of the fair market value pursuant to KRS Chapter 382.

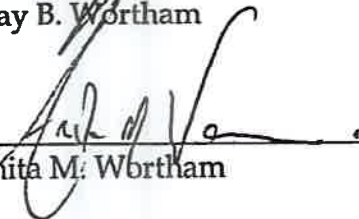
Party of the First Part


 Emmett R. Davis, III


 Donna P. Davis

Party of the Second Part


 Clay B. Wortham


 Anita M. Wortham

After recording, please return to:
 Executive Title Company
 9931 Corporate Campus Drive
 Suite 1100
 Louisville, KY 40223

REAL ESTATE TAX PAID AMT \$ 330.00
 RICHARD STIPP EARS, BCC
 DATE 9-4-12 BY Ashley J. DC

DEED

This Deed made this 27 day of August, 2012 by and between Aleitha Davis, a widow, whose address is 1325 Clintonville Road, Paris, KY 40361, the Party of the First Part; and Clay B. Wortham and Anita M. Wortham, husband and wife, whose address is 1325 Clintonville Road, Paris, KY 40361, the Parties of the Second Part; The IN-CARE-OF tax mailing address for the current tax year is: Clay B. Wortham, 1325 Clintonville Road, Paris, KY 40361.

WITNESSETH: That, for valuable consideration in the amount of Three Hundred Thirty Thousand Dollars and No Cents (\$330,000.00) the receipt of which is hereby acknowledged, the Party of the First Part does hereby sell, grant and convey unto the Parties of the Second Part, with covenant of GENERAL WARRANTY, in fee simple, for and during their joint lives with remainder to the survivor of them, the following described property located in Bourbon County, Kentucky and further described to-wit:

BEING all of Parcel 3, City of Paris, Bourbon County, Kentucky, as shown by plat thereof of record in Plat Cabinet C, Slide 27, in the Bourbon County Clerk's Office; the improvements thereon being known and designated as 1325 Clintonville Road, Paris, Kentucky.

BEING a portion of the same property conveyed to E.R. Davis, Jr. and Aleitha Davis, his wife, by Deed dated May 10, 1968, of record in Deed Book 153, Page 606, in the Office of the Clerk of Bourbon County, Kentucky. Said E. R. Davis Jr. has died a resident of Bourbon County Kentucky on 10/29/2011, whose will is of record in Will Book YY, Page 669, in the Office aforesaid.

The Party of the First Part covenants that she is lawfully seized of the property conveyed, has full right and power to convey the same, and that the property is free and clear of all encumbrances except planning and zoning regulations, easements and restrictions of record, and all taxes due and payable in 2012, and all subsequent taxes which the Parties of the Second Part do hereby assume and agree to pay.

LOGGED FOR RECORD
 RICHARD STIPP EARS
 BOURBON COUNTY CLERK

12 SEP -4 PM 1:11