

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:

check 12076

Application No. MS-22-36 Fee Amount: \$150 Date Fee Received: 11/10/2022

1. APPLICANT Richard T. Hadden & Paulette G. Hadden

MAILING ADDRESS 510 Dobbin Drive, Paris, KY 40361

PHONE NO. Rick- (859) 338-3961 (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: 11.498 NUMBER OF LOTS: 5

5. EXISTING USE: vacant ZONING DISTRICT: Currently A-1

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

Acreege of Original Lots: Property 1- 1+2+3+4+5=11.498 2- _____ 3- _____ 4- _____ 5- _____

Acreege of Parcel to be divided: 11.498

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)

Richard T. Hadden & Paulette G. Hadden

11/19/22

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.

REAL ESTATE TAX PAID AMT \$ 70⁰⁰
 RICHARD STIPP EADS, BCC
 DATE 5/10/2022 BY A. Jay Thurst DC

RECORDED FOR RECORD
 RICHARD STIPP EADS
 BOURBON COUNTY CLERK
 2022 MAY 10 PM 3:50

THIS DEED AND CONSIDERATION CERTIFICATE, made and entered into on this the 4th day of May, 2022, by and between **JAMES EDWARD JOHNSON and NEIL P. JOHNSON**, husband and wife, whose address is 141 Muirfield Lane, Dothan, Alabama 36305, hereinafter referred to as parties of the first part; and **RICHARD T. HADDEN and PAULETTE G. HADDEN**, husband and wife, whose mailing and in-care of tax mailing address is c/o Richard T. Hadden and Paulette G. Hadden, 510 Dobbin Drive, Paris, Kentucky 40361, hereinafter referred to as parties of the second part.

WITNESSETH:

THAT for and in consideration of the sum of **SEVENTY THOUSAND AND 00/100 DOLLARS (\$70,000.00)** cash in hand paid by the parties of the second part, the receipt of all of which is hereby acknowledged, the parties of the first part have this date bargained and sold and do hereby grant and convey unto the parties of the second part, for and during their joint lives with the remainder in fee simple to the survivor of them, his or her heirs and assigns forever, the following described property, together with all improvements thereon and appurtenances thereunto belonging, located in the Commonwealth of Kentucky, and more fully described as follows, to-wit:

Being all of Parcel 3 consisting of 11.498 acres as shown on the annexation plat for City of Millersburg, Kentucky, Millersburg Bypass (US 68) and West 8th Street, Bourbon County, Kentucky, of record in Plat Cabinet D, Slide 56 in the office of the Bourbon County Clerk and also further described as follows:

All that certain tract or parcel of land, lying and being located in Millersburg, Bourbon County, Kentucky: and situated on the east side of Millersburg Bypass (US 68) and the west side of Eighth Street; 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

RETURN TO:

McBRAYER PLLC
 201 EAST MAIN ST., STE 900
 LEXINGTON, KY 40507

herein are referenced to Kentucky North Zone State Plane. 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 in the northwest right-of-way of Eighth Street, a corner to Millersburg Cemetery Company (D.B. 55, Pg. 81); said point being located N.59°14'51"E. 1,625.18 feet from a point at the intersection of the east right-of-way of Millersburg Bypass with the northeast bank of Hinkston Creek; thence in part with the said west right-of-way of said Eighth Street and A.J. Saunders (Now or Formerly) S.32°52'56"W. 231.40 feet to a found iron pin, a corner to Murray Equipment & Machine, Inc. (D.B. 295, Pg. 591; P.C. C, Sh. 360); thence with said Murray Equipment and Machine, Inc. for three calls as follows: 91) S.33°52'06"W. 49.50 feet to an iron pin, (2) N.55°49'39"W. 618.06 feet to a found iron pin, and (3) S.34°15'16"W. 571.76 feet to a found iron pin, a corner to Archie Wayne Miles & Darlene Miles (D.B. 231, Pg. 280); thence with said Miles S.31°46'27"W. 338.30 feet to a fence post and S.30°14'14"W. passing an iron pin bearing "Witness 3553" at 225.27 feet, in all 289.80 feet to a point on the east bank of Hinkston Creek; thence with said bank of said creek N.51°47'55"W. 109.67 feet to a point, a corner to Commonwealth of Kentucky (D.B. 296, Pg. 494) in the east right-of-way of Millersburg Bypass (US 68); thence with said Commonwealth of Kentucky and with said right-of-way of said road for seven calls as follows: (1) N.37°04'20"E. 87.13 feet to a point, (2) N.21°27'44"E. 352.28 feet to a found aluminum disc bearing "KY DOT R/W", (3) N.36°12'04"E. 454.67 feet to a found aluminum disc bearing "KY DOT R/W", (4) N.15°34'29"E. 255.98 feet to a found aluminum disc bearing "KY DOT R/W", (5) N.27°58'55"E. 450.00 feet to a point, (6) N.35°34'35"W. 151.33 feet to a point, and (7) N.26°50'10"E. 437.50 feet to a found Surveyor Nail, a corner to Dacelle B. Peckler, Darren W. Peckler, & Deborah A. Peckler (D.B. 252, Pg. 480); thence with said Peckler S.41°13'47"E. 206.51 feet to an iron pin, a corner to The Colored Cemetery Company of Millersburg (D.B. 68, Pg. 529); thence with said Colored Cemetery Company of Millersburg for four calls as follows: (1) S.42°34'42"W. 584.36 feet to an iron pin, (2) S.38°53'14"E. 95.91 feet to a mag nail set in a fence post, (3) S.38°12'17"E. 48.21 feet to an iron pin, and (4) S.75°31'51"E. 16.13 feet to an iron pin, a corner to Millersburg Cemetery Company (D.B. 55, Pg. 81); thence with said Millersburg Cemetery Company for three calls as follows: (1) S.53°36'56"E. 256.23 feet to a fence post, (2) S.53°48'56"E. 137.36 feet to a fence post, and (3) S.54°28'56"E. 267.56 feet to the point of beginning containing an area of 11.498 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 August 29, 2018. See Plat recorded in Plat Cabinet D, Slide 56.

Said premises being known and designated as 3494 Maysville Road; and

Being part of the same property conveyed to James Edward Johnson and Neil P. Johnson,

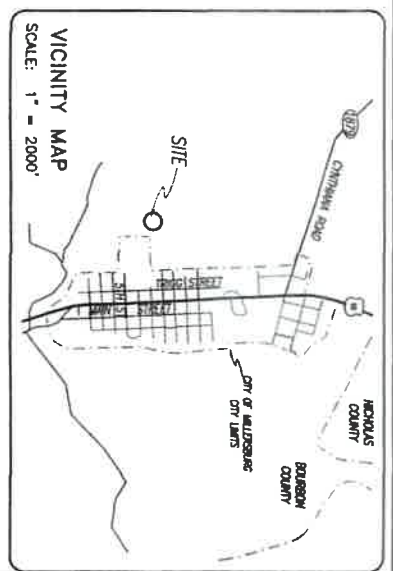
husband and wife, by deed dated the 15th day of June, 1987 and of record in Deed Book 199, Page 668 in the office of the Bourbon County Clerk.

TO HAVE AND TO HOLD the above-described property unto the said parties of the second part, for and during their joint lives with the remainder in fee simple to the survivor of them, his or her heirs and assigns forever.

The said parties of the first part do hereby release and relinquish unto the said parties of the second part, their heirs and assigns, all of their (first parties') right, title and interest in and to the said property, including all exemptions as allowed by law and do hereby covenant to and with the said parties of the second part, their heirs and assigns, that they (first parties) are lawfully seized in fee simple of said title and have good and lawful right to sell and convey same as is herein done and that the title to said property is free, clear and unencumbered and that they will WARRANT GENERALLY the said title.

PROVIDED, HOWEVER, this conveyance is subject to all restrictions and easements which may appear of record pertaining to the property herein conveyed. Parties of the second part agrees to pay taxes for the 2022 year and all subsequent years.

The parties hereto state the consideration reflected in this deed is the full consideration paid for the property. The parties of the second part join this deed for the sole purpose of certifying the consideration pursuant to KRS Chapter 382.



ANNEXATION ACREAGE:
 Parcel 1 = 41,022 Acres
 Parcel 2 = 11,980 Acres
 Parcel 3 = 11,498 Acres
 TOTAL TRACT "A" = 64,500 Acres

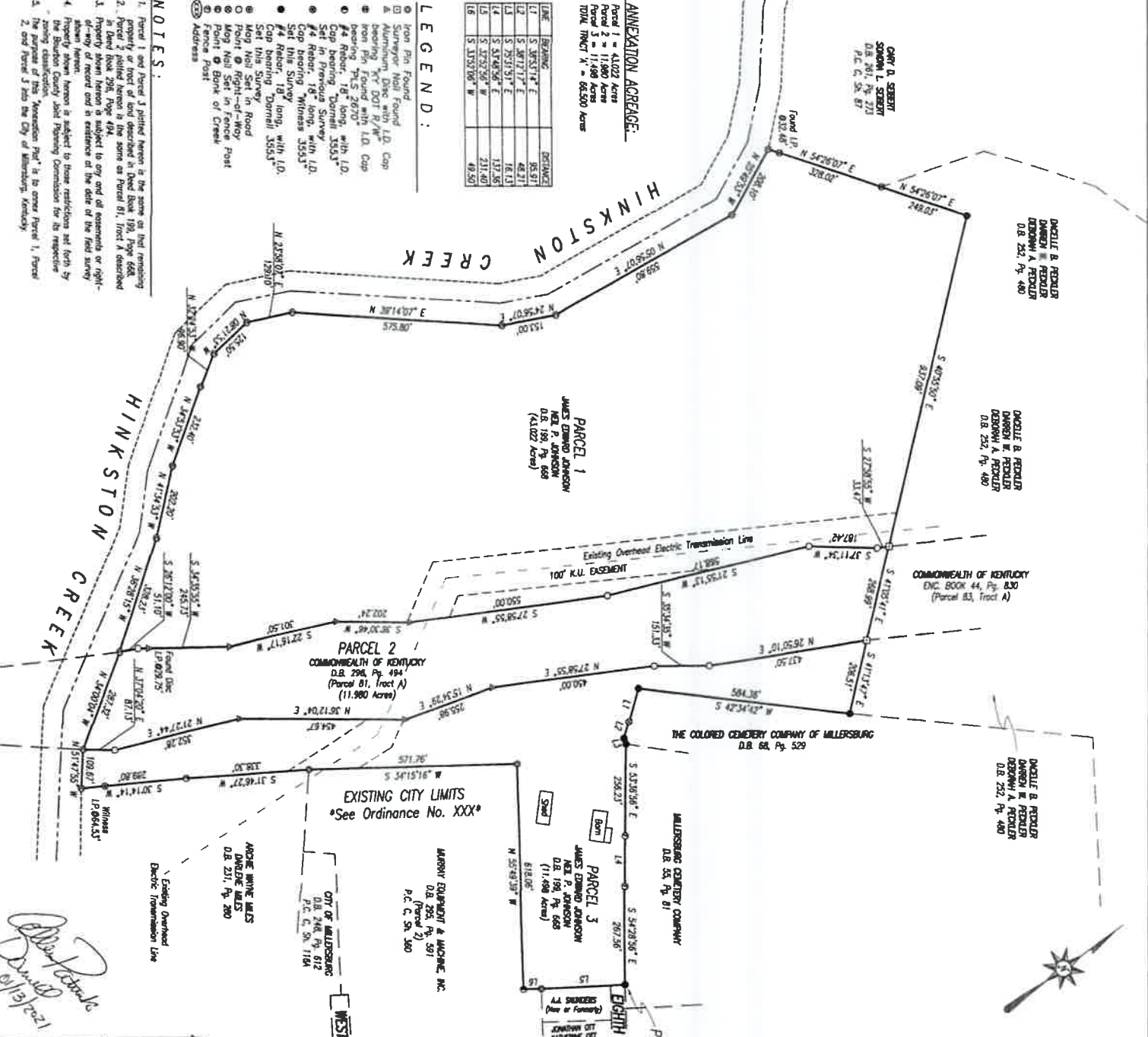
LINE	BEARING	DISTANCE
L1	S 28°51'17" E	95.91'
L2	S 28°12'17" E	48.21'
L3	S 75°31'37" E	16.13'
L4	S 53°48'56" E	137.85'
L5	S 27°52'56" W	231.40'
L6	S 33°52'00" W	49.50'

LEGEND:

- Iron Pin Found
- Surveyor Nail Found
- ▲ Aluminum Disc with I.D. Cap bearing "XY DOT R/W"
- Iron Pin Found with I.D. Cap bearing "PLS 2870"
- #4 Rebar, 18" long, with I.D. Cap bearing "Darnell 3553"
- #4 Rebar, 18" long, with I.D. Cap bearing "Winness 3553"
- #4 Rebar, 18" long, with I.D. Cap bearing "Darnell 3553"
- Set this Survey
- Point on Right-of-Way
- Log Nail Set in Fence Post
- Point on Bank of Creek
- Fence Post
- Address

NOTES:

- Parcel 1 and Parcel 3 platfile herein is the same as that remaining on file in the office of the County Clerk, Millersburg, Kentucky, as recorded in Deed Book 198, Page 688.
- Parcel 2 platfile herein is the same as Parcel B1, Tract A described in Deed Book 296, Page 494.
- Property shown herein is subject to any and all easements or rights-of-way of record and in existence at the date of the final survey shown herein.
- Property shown herein is subject to those restrictions set forth by the Bourbon County Jail Planning Commission for its respective zoning classification.
- The purpose of this "Annexation Plat" is to cover Parcel 1, Parcel 2, and Parcel 3 into the City of Millersburg, Kentucky.



CITY OF MILLERSBURG KENTUCKY

ANNEXATION PLAT

MILLERSBURG BYPASS (US 68) & WEST 8TH STREET

DARNELL ENGINEERING, INC.

1221 E. 10th St. Millersburg, KY 40131
 (502) 234-8957

DATE: 06/29/18
 BY: JOHNSON
 FOR: MILLERSBURG

SCALE: 1" = 200'

PLAT NO. 18-313

APD: [Signature]

Plotted for record in Louisville, Kentucky by the Bourbon County Clerk, Richard Light, etc.

2021 JAN 14 PM 4:16

BOURBON COUNTY CLERK

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)*

November 10, 2022

File No. 22-5224

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

RE: Minor Subdivision Plat @ Millersburg Bypass (US 68) & West 8th Street, Millersburg

Dear Sirs:

Please find transmitted herewith a minor subdivision plat and application. The purpose of this plat is to create five parcels. The land use will remain the same-residential. To our knowledge, the board of adjustments has taken no previous action in regards to this parcel.

The adjoining property owners are as follows:

DARREN W & DEBORAH A PECKLER, 151 N ALTA AVE, DANVILLE KY 40422
THE COLORED CEMETERY COMPANY, MILLERSBURG KY 40348
MILLERSBURG CEMETERY COMPANY, MILLERSBURG KY 40348
A.J. SAUNDERS, 3308-B NORTHCREST RD, DORAVILLE GA 30340-4012
MILLERSBURG EQUIPMENT & MACHINE INC, 46226 NATIONAL RD, ST CLAIRSVILLE OH
43950
ARCHIE W & DARLENE MILES, 302 W 4TH ST – MILLERSBURG, PARIS KY 40361

Respectfully Submitted,

Darnell Engineering, Inc.

Cc: File

Enclosures