

**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 22-37 Fee Amount: \$ 150 Date Fee Received: 11/10/22 ASP

1. APPLICANT Andrew & Hillary Norton

MAILING ADDRESS 890 College Road, Paris, KY 40361

PHONE NO. Andrew- (859) 435-5379 (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: 18.093 NUMBER OF LOTS: 2

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

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

Acreege of Original Lots: Property 1- 2A+2B=15.044; 2- 1=3.049 3- \_\_\_\_\_ 4- \_\_\_\_\_ 5- \_\_\_\_\_

Acreege of Parcel to be divided: 15.044

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)

Hillary Norton  
Andrew Norton

11/8/2022

11/8/2022

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)*

November 10, 2022

File No. 22-5216

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

RE: Consolidation @ Harrods Creek Road, Bourbon County

Dear Sirs:

Please find transmitted herewith a consolidation application and plat. The purpose of this plat is to consolidate a 3.284 acre tract with a 3.049 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:

ANDREW & HILLARY NORTON, 890 COLLEGE RD, PARIS KY 40361  
DOROTHY BROWN, P O BOX 211, PARIS KY 40362  
GLEN J & STEPHANIE WARNER, 766 COLLEGE RD, PARIS KY 40361  
ROBERT C & SHARON E LENARDI, PO BOX 772, BURLINGTON KY 41005

Respectfully Submitted,

Darnell Engineering, Inc.

Cc: File

Enclosures

6-19-97  
mailed to  
Behrens

\$103.50 Transfer Tax  
Paid 5-29-97  
Richard Stupp Esq. Sec.  
by Mary Jo Sullivan DC

DEED

THIS DEED made and entered into this May 29, 1997  
by and between JAMES L. HYSKA and JUNE HYSKA, husband and  
wife, 321 Maysville St., Mt. Sterling, KY 40353, Parties of  
the First Part, GRANTORS, and PATRICK A. BEHRENS, single,  
Party of the Second Part, GRANTEE, whose mailing address is  
2511 Beechland Rd., Springfield, KY 40069.

WITNESSETH

That for and in consideration of the sum of  
\$103,500.00 paid to First Parties by Second Party, 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  
Party, in fee simple 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 remaining part of that property  
acquired by James L. Hyska and June Hyska,  
wife, by deed dated September 30, 1988 and  
recorded in the Office of the Bourbon County  
Clerk in Deed Book 203, Page 326.

TO HAVE AND TO HOLD to the Second Party in fee  
simple, together with all improvements thereon and  
appurtenances thereof with covenant of General Warranty,  
free and clear of all encumbrances, subject however, to



T-BEHRENS

EXHIBIT "A"

A certain tract of land of approximately 55.351 acres, more or less, located at the junction of the North Middletown-Cane Ridge Road and the Harrods Creek Road, as set out in Plat Cabinet B, Slide 279, subject property being Tract 1 therein.

Provided, however, that the mineral rights are excluded and are not herein conveyed, said rights having been previously reserved in 1964, Deed Book 146, Page 704 in the records of the Bourbon County Clerk's Office, and deed dtd. 9/30/88, DB 203-326.

Being the remaining part of that property acquired by James L. Hyska and June Hyska, wife, by deed dated September 30, 1988 and recorded in the aforesaid Clerk's Office in Deed Book 203, Page 326.

LODGED FOR RECORD  
RICHARD STAPP EADS  
'97 MAY 29 PM 3 49  
CLERK, BOURBON COUNTY  
COURT

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

Deed  
was on the 29th day of May  
1997 at 3:49 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 this 29th day of May  
1997 Richard Stapp Eads BCC  
Clerk

**CERTIFICATE OF APPROVAL FOR RECORDING**

I HEREBY CERTIFY THAT THE PLAT SHOWN AND DESCRIBED HEREON HAS BEEN FOUND TO COMPLY WITH THE REQUIREMENTS OF THE BOURBON COUNTY JOINT PLANNING COMMISSION AND THAT IT HAS BEEN APPROVED FOR RECORDING.

CHAIRMAN, PLANNING COMMISSION

DATE

*[Signature]* 3/21/96

**OWNER'S CERTIFICATE**

I (WE) 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.

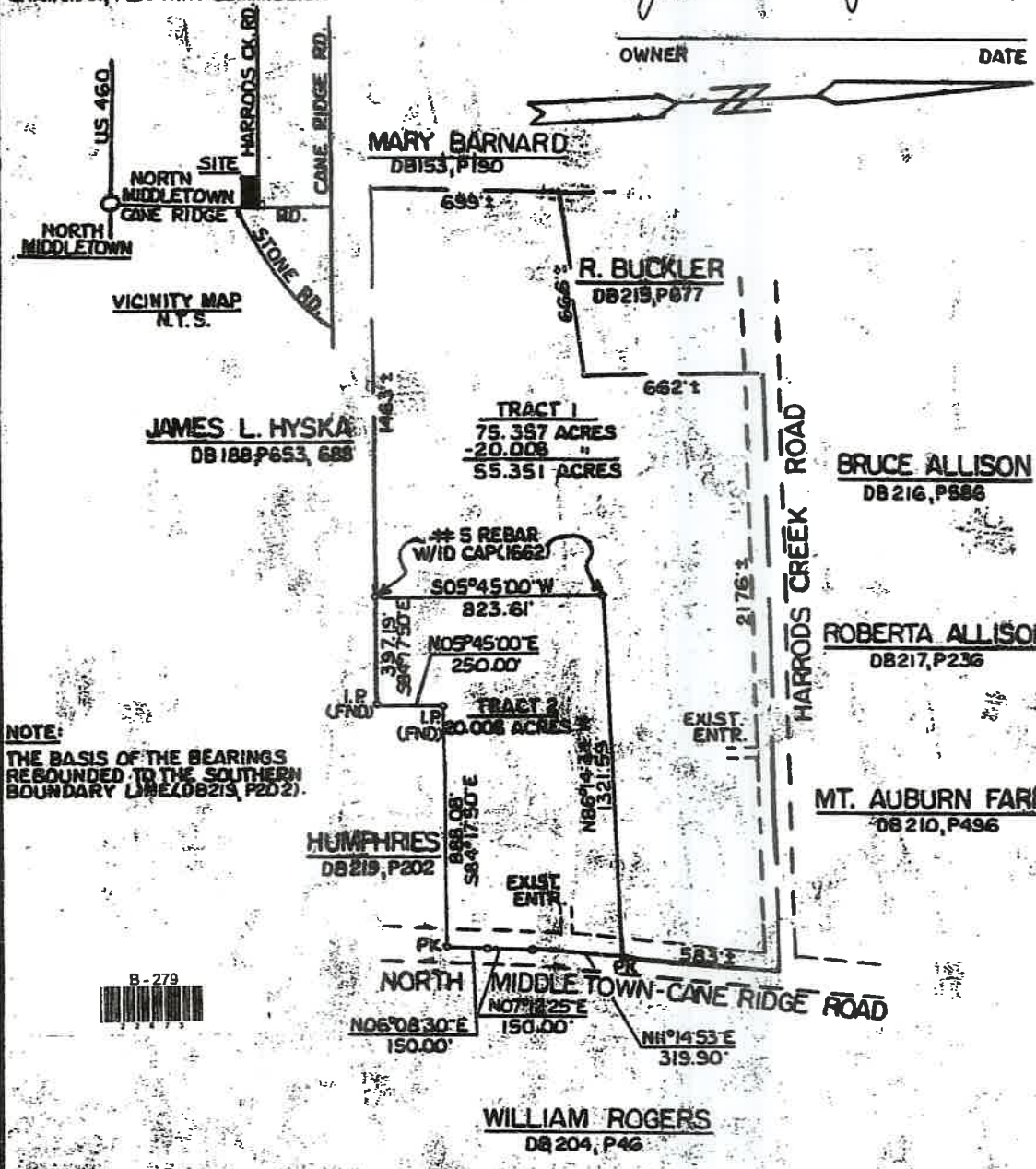
OWNER

DATE

OWNER

DATE

*B1279A*



**ENGINEER'S CERTIFICATE**

I HEREBY CERTIFY THAT THIS PLAT DEPICTS A SURVEY MADE BY ME OR UNDER MY DIRECTION BY THE METHOD OF RANDOM TRAVERSE WITH A UNADJUSTED ERROR OF CLOSURE BEING GREATER THAN 1/9000. THIS PLAT MEETS OR EXCEEDS THE MINIMUM STANDARDS OF ALL GOVERNING AUTHORITIES.

*William E. Hudnall* 2-15-96  
SIGNATURE PLS#1682 DATE

*Adged for Record this date, 4 April 1996 at 10:15 AM in Paris, Kentucky, Bourbon County Court House by the Bourbon County Clerk, Richard Stipe Cook*

STATE OF KENTUCKY  
W. E. HUDNALL  
1662  
REGISTERED  
LAND SURVEYOR



AGRICULTURAL LAND DIVISION  
FOR  
**JAMES L. HYSKA** *B1279A*  
NORTH MIDDLETOWN-CANE RIDGE ROAD BOURBON CO. KY  
**WILLIAM E. HUDNALL, LAND SURVEYOR**  
156 WOODMONT COURT  
PARIS, BOURBON COUNTY, KENTUCKY  
DEED BOOK 203, PAGE 326  
SCALE .1 INCH = 500 FEET

REAL ESTATE TAX PAID AMT \$ 32.00  
RICHARD STIPPEADS, BCC  
DATE 7-21-16 BY A. Jay Hunt, DC

BOOK 301 PAGE 409

DEED

THIS DEED made and entered into this 21 day of July, 2016, by and between PATRICK A. BEHRENS, a single person, of 1076 Harrods Creek Road, Paris, Kentucky 40361, party of the first part, and ANDREW NORTON and HILLARY NORTON, husband and wife, of 890 College Road, Paris, Kentucky 40361, parties of the second part;

W I T N E S S E T H:

For and in consideration of the sum of THIRTY TWO THOUSAND DOLLARS (\$32,000.00) paid to the party of the first part by the parties of the second part, the receipt of all of which the party of the first part hereby acknowledges, the party of the first part hereby bargains, sells and conveys unto the parties of the second part, for and during their joint lives with remainder in fee simple to the survivor of them, their heirs and assigns forever, the following described real property located in Bourbon County, Kentucky:

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 herein are referenced to Plat Cabinet C, Sheet 305. All deed and plat references stated herein are found in the office of the Bourbon County Clerk, unless otherwise stated.

Beginning at a mag nail in the center of Harrods Creek Road, a corner to Parcel 2, a new division of Patrick A. Behrens (D.B. 228, Pg. 323); said point lying S.84°15'52"E. 766.25 feet from a found mag nail in the center of said road, a corner to George Mercado & Stacy Mercado (D.B. 280, Pg. 403; P.C. C, Sh. 90); thence with the center of said Harrods Creek Road S.84°15'52"E. 151.59 feet to a point and S.84°11'2"E. 100.49 feet to a found mag nail, a corner to Andrew Norton & Hillary Norton (D.B. 289, Pg. 1); thence with said Norton S. 01°05'24"E. passing a found iron pin bearing "Justice 2360" at 22.43 feet, in all 596.07 feet to a found iron pin bearing "Justice 2360", a corner to Dorothy Brown (D.B. 278, Pg. 752; P.C. B, Sh. 279); thence with said Brown N.86°14'34"W. 193.19 feet to an iron pin, a corner to Parcel 2, a new division of Patrick A. Behrens (D.B. 228, Pg. 323); thence with said Parcel 2 N.06°30'06"W. passing an iron pin bearing "Witness 3553" at 591.30 feet, in all 612.56 feet to the point of beginning containing an area of 3.049 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 May 3, 2016. See Plat recorded in Plat Cabinet C, at Slide 383.

Provided, however, that the mineral rights are excluded and are not herein conveyed, said rights having been previously reserved in 1964, in Deed Book 146 at Page 704 and by deed dated September 30,

