

# 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. MS22-39

Fee Amount: \$ 150

Date Fee Received: 12/9/2022

1. APPLICANT Jonathan & Sarah Sallee

MAILING ADDRESS 1400 Soper Road, Carlisle, KY 40311

PHONE NO. 859 421-0751 (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: 185.754 NUMBER OF LOTS: 2

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

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

Acreeage of Original Lots: Property 1- \_\_\_\_\_ 2- P1+P2=156.292; 3- P3 = 29.462 4- \_\_\_\_\_ 5- \_\_\_\_\_

Acreeage of Parcel to be divided: 156.292

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)

Jonathan & Sarah Sallee

APPLICANT SIGNATURE

11-21-22

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)*

December 9, 2022

File No. 22-5259

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

RE: Consolidation @ Soper Road, Bourbon County

Dear Sirs:

Please find transmitted herewith a consolidation application and plat. The purpose of this plat is to consolidate a 73.832 acre tract with an existing 29.462 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:

TERRY & DAWN J BUSH CROUCH, 1500 SOPER RD, CARLISLE KY 40311  
DEBORAH A CRAIG, 1399 BURRIS RD, CARLISLE KY 40311  
JOHN R ARNOLD JR, 1101 BURRIS RD, CARLISLE KY 40311  
JOHN MILTON & KENDRA BARROWS EWALT, 320 SEE RD, CARLISLE KY 40311  
J W & LIDA SOPER TRUST, 3799 LITTLE ROCK-JACKSTOWN, CARLISLE KY 40311  
GREGORY W & BONNIE L SALLEE, 1100 SOPER RD, CARLISLE KY 40311  
BRIAN & EMILY OWEN, 1360 SOPER RD, CARLISLE KY 40311

Respectfully Submitted,

Darnell Engineering, Inc.

Cc: File

Enclosures

\$ 250.00  
F.E. Tax Pd  
2-17-10  
Richard Stapp Esq. B.C.  
by Ashley Jay, D.C.

BOOK 280 PAGE 469



AFTER RECORDING RETURN TO:  
JACK MARTIN GOINS  
Attorney at Law  
315 Pleasant Street  
Paris, Kentucky 40361

**DEED**

**THIS DEED** made and entered into this February 16, 2010, by and between, **KENTUCKY BANK**, a Kentucky banking institution, of P. O. Box 157, Paris, Kentucky 40361, party of the first part, and **TERRY CROUCH AND DAWN J. BUSH CROUCH**, husband and wife, of 1500 Soper Road, Carlisle, Kentucky 40311, parties of the second part; transfer year-end taxes in care of Terry Crouch and Dawn J. Bush Crouch, 1500 Soper Road, Carlisle, Kentucky 40311.

**WITNESSETH:**

For and in consideration of the sum of **TWO HUNDRED FIFTY THOUSAND DOLLARS** (\$250,000.00) 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, in fee simple, the survivor of them, his or her heirs and assigns forever, and with the Covenant of **GENERAL WARRANTY**, all of the first party's right, title, and interest in and to the following described real property located in Bourbon County, Kentucky:

**AND BEING** all of Parcel 1 containing **1.413 acres** and Parcel 2 containing **154.879 acres** as set out in the Single Consolidation Plat for Kentucky Bank, Soper Road, of record in Plat Cabinet C, Slide 306, Bourbon County Court Clerk's Office. See said Plat for a more particular description.

**AND BEING** the same property conveyed to Kentucky Bank by Deed In Lieu of Foreclosure dated June 16, 2009, and of record in Deed Book 278, Page 421, Bourbon County Court Clerk's Office. **AND BEING PART OF** the same property conveyed to Kentucky Bank by Deed dated June 16, 2009, and of record in Deed Book 278, Page 418.

NOV 10  
FEB 17 PM 12:49

RECORDED  
INDEXED  
FEB 17 2010  
CLERK OF COURTS  
BOURBON COUNTY, KY

9-16-03  
mailed to:  
Jonathan + Sarah Sallee  
1400 Soper Rd  
Carlisle, Ky 40311

BOOK 252 PAGE 726

DEED

THIS DEED made and entered into this 11<sup>th</sup> day of  
September, 2003, by and between JACKIE SLONE, a single person,  
of P.O. Box 19, Carlisle, Kentucky 40311, and LISA LYNN HUNTER,  
a single person, of 27 Kinnison Drive, Winchester, KY,  
Parties of the First Part, and JONATHAN SALLEE AND SARAH SALLEE,  
husband and wife, of 1400 Soper Road, Carlisle, Kentucky 40311,  
Parties of the Second Part,

WITNESSETH:

That for and in consideration of the sum of One Hundred  
Ten Thousand Dollars (\$110,000.00), cash in hand paid, and other  
valuable considerations, the receipt of all of which is hereby  
acknowledged by the First Parties, the First Parties have  
bargained and sold and by these presents do hereby grant and  
convey equally and jointly unto the Second Parties, for and  
during their joint lives, with remainder in fee simple to the  
survivor of them, his or her heirs and assigns forever, the  
following described real estate located in Bourbon County,  
Kentucky, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO  
FOR PROPERTY DESCRIPTION

TO HAVE AND TO HOLD the hereinabove described real  
property unto the 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, together with all



EXHIBIT "A"

BEGINNING at a 1/2 inch rebar w/yellow ID cap (1662) at the base of a corner post, a corner to Greg Sallee (DB 211, PG 468) and Harlan Crouch (DB 163, PG 695), thence running with the line of Harlan Crouch South 33 deg. 38 min. 46 sec. West-1252.20 feet to the intersection of rock walls in the line of J.W. Soper (DB 134, PG 482); thence running with the line of J.W. Soper South 28 deg. 04 min. 14 sec. East-408.74 feet to a corner to Parcel 1; thence running with the line of Parcel 1 North 07 deg. 44 min. 27 sec. East-197.09 feet; North 77 deg. 13 min. 10 sec. East-132.53 feet; South 73 deg. 41 min. 00 sec. East-41.50 feet; North 69 deg. 08 min. 53 sec. East-261.50 feet; South 86 deg. 41 min. 16 sec. East-27.00 feet; North 23 deg. 49 min. 39 sec. East-33.78 feet; North 37 deg. 37 min. 01 sec. East-71.00 feet; North 25 deg. 59 min. 26 sec. East-12.00 feet; North 48 deg. 35 min. 06 sec. East-43.80 feet; North 46 deg. 12 min. 32 sec. East-195.56 feet; North 49 deg. 21 min. 54 sec. East-208.71 feet; North 48 deg. 40 min. 54 sec. East-170.50 feet and North 47 deg. 02 min. 38 sec. East-160.30 feet to a point in the center of the Soper Road; thence continuing with the line of Parcel 1 North 08 deg. 06 min. 54 sec. East-100.00 feet to the bank of Hinkston Creek; thence running along the bank of Hinkston Creek North 20 deg. 15 min. 00 sec. West-293.61 feet and North 11 deg. 08 min. 02 sec. East-305.08 feet to a corner to Robert Linville (DB 151, PG 152); thence running first with the line of Robert Linville and thence crossing the Soper Road and running with the line of Greg Sallee North 71 deg. 41 min. 00 sec. West-181.00 feet; South 30 deg. 18 min. 56 sec. West-275.00 feet and North 69 deg. 19 min. 29 sec. West-467.00 feet to the point of beginning and containing 29.4620 acres more or less. See Plat Cabinet h, Slide 320.

AND BEING the same property conveyed to Jackie Slope, single, and Lisa Lynn Hunter, single, by deed dated June 4, 2001, and of record in the Office of the Bourbon County Court Clerk in Deed Book 244, at Page 89.

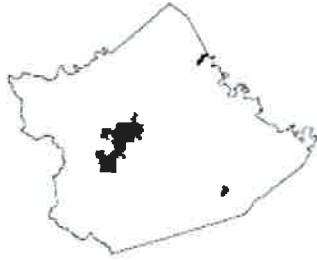
03 SEP 11 PM 4:21  
 LOGDED FOR RECORD  
 RICHARD STIPP EADS  
 BOURBON COUNTY CLERK

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

DEED

was, on the 11th day of Sept., 2003  
 at 4:21 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*


**BOURBON COUNTY JOINT PLANNING OFFICE**

525 High Street  
Paris, KY, 40361  
859.987.2150

[www.bourboncountyplanning.com](http://www.bourboncountyplanning.com)

**Permit #:** 370

**Permit Type:**

**Address:** SOPER RD 1400

**City:** CARLISLE KY 40311

**State:**

**Zip:**

**Owner:** SALLEE JONATHAN & SARAH

**Owner Address:** 1400 SOPER RD

**Owner City:** CARLISLE KY 40311

**Owner State:**

**Owner Zip:**

**Owner Phone:**

**Owner Email:**

**Receipt #:** 258

**Date:** 12/09/2022

**Paid By:** Check

**Description:** Paid Check # 12118 for MS 22-29

**Payment Type:** Check

**Payment Type Description:** #12118

**Accepted By:** Micki Sosby

**Fees Paid**

Fee Name	Fee Type	Description	Factor	Total Fee Amount	Amount Paid
Consolidation Plat	Application		0.00	150.00	150.00
				<b>Total:</b>	<b>\$150.00</b>