

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:

MS 22-40

Application No.

Fee Amount: \$

150 = #12120

Date Fee Received:

12/9/22

1. APPLICANT Dorcas Susanne Ormsby

MAILING ADDRESS 341 Stoner Avenue, Paris, KY 40361

PHONE NO. (HOME) (WORK)

2. TYPE OF REQUEST (Check one) MINOR SUBDIVISION MAJOR SUBDIVISION AMENDED SUBDIVISION PLAT X CONSOLIDATION

3. PLEASE CIRCLE: Paris/ Bourbon County/ North Middletown/ Millersburg

4. SUBDIVISION NAME: TOTAL ACREAGE: 110.722 NUMBER OF LOTS: 2

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

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

Acreage of Original Lots: Property 1- 1+2=105.722; 2- 3=5.00 +/- 3- 4- 5-

Acreage of Parcel to be divided: 105.722

7. FEE: Refer to Fee Schedule

8. SUPPLEMENTAL INFORMATION: Refer to Article VI of the Subdivision Regulations.

CHECKLIST:

- X Attach a Legal Description of the Property (include deed book and page number for all tracts comprising the plat)
X Attach a plan of the proposed use (as described above)
X Attach a narrative of the proposed use (as described above)
X Attach a narrative describing any prior actions taken by the Board of Adjustment on this property
X Attach a list of adjoining property owners (name and address)

Dorcas Suzanne Ormsby

11/29/22

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)

December 9, 2022

File No. 22-5274

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 an 18.239 acre tract with an existing 5.00 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:

SUSANN M STRAYER, 600 HARRODS CREEK RD, PARIS KY 40361
EB HARRODS CREEK II LLC, 7338 WATERPOINT LANE, CINCINNATI OH 45255
KENT N MILES, 354 STONE RD, PARIS KY 40361
TODD A & ANGELA KRUGER, 2353 N MIDDLETOWN RD, PARIS KY 40361
STEPHANIE L RUSSO, P O BOX 160, PARIS KY 40362-0160

Respectfully Submitted,

Darnell Engineering, Inc.

Cc: File

Enclosures

5-19-94
Marked to
Guy E. Ormsby
341 Stoner
Paris, Ky

RE TAX
\$157,500
4-19-94
Richard Stipp Esq. CBCE

218198

D E E D

THIS DEED made and entered into this 19th day of April, 1994, by and between JAMES S. WILSON, III and JOAN WILSON, his wife, Harrods Creek Road, Paris, Kentucky 40361, and STELLA W. MOORE and WILLIAM MOORE, her husband, 119 Houston Avenue, Paris, Kentucky 40361, Parties of the First Part, and GUY F. ORMSBY, JR. and DORCAS SUSANNE ORMSBY, husband and wife, 341 Stoner Avenue, Paris, Kentucky 40361, Parties of the Second Part,

W I T N E S S E T H:

That for and in consideration of the sum of ONE HUNDRED FIFTY SEVEN THOUSAND FIVE HUNDRED DOLLARS (\$157,500.00), cash in hand paid, the receipt of which is hereby acknowledged by First Parties, the First Parties have BARGAINED and SOLD and by these presents do hereby GRANT and CONVEY unto Second Parties, equally and jointly, 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 property, to-wit:

Beginning at a point in the center of Harrods Creek Road, corner to Mitchell (now John H. Glass Corporation); thence with the line of John H. Glass Corporation S. 8 degrees W 3333.6 feet, corner to Morris; thence N 86 degrees 15 feet E a distance of 1846.5 feet, corner to Woodford; thence with Woodford's line N 8 degrees 30 feet E a distance of 486.8 feet, corner to Cain and Woodford, thence in a southerly direction with Cain's line 84 degrees W a distance of 400 feet, corner to Cain; thence with Cain's line N 8 degrees 30 feet East to the center of Harrods Creek Road a distance of 2521.2 feet, corner opposite two locusts; thence along the center of the Harrods Creek Road N 80 degrees 30 feet W a distance of 720 feet to a point opposite a large post, and thence continuing along the center of the Harrods Creek Road N 79 degrees 15 feet W a distance of 791 feet to the point of beginning, containing 111 acres of land, more or less.

THERE IS, HOWEVER, to be EXCEPTED from the property hereinabove described, the following described tract of land, conveyed by Delta G. Wilson and James S. Wilson, Jr., her husband, to their son, James S. Wilson, III, as described in deed of record in the Bourbon County Court Clerk's office in Deed Book 171, Page 762.



Beginning at a point in the center of the Harrods Creek Road, a corner to Kaufman, and running with the center of said road South 81 degrees and 00 Minutes East 147.3 feet to a corner to Delta G. Wilson; thence, leaving said road and running with the line of Wilson South 2 degrees and 50 Minutes West 437.6 feet; thence, with the line of same South 1 degree and 55 Minutes West 967.9 feet; thence, with the line of Wilson North 86 degrees and 45 Minutes West 165.9 feet to a stake in the line of Kaufman; thence, running with the line of Kaufman North 3 degrees and 15 Minutes East 1407.0 feet to the point of beginning and containing 5.00 acres of land.

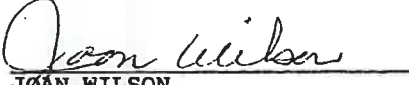
Being the same property conveyed to First Parties by deed of record in the Bourbon County Court Clerk's Office in Deed Book 218, Page 95.

TO HAVE AND TO HOLD the hereinabove described property unto Second Parties, equally and jointly, for and during 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.

THE PARTIES hereto state that the consideration reflected in this Deed is the full consideration paid for the property. The grantees join as signatories hereto for the sole purpose of certifying the consideration pursuant to KRS 382.

IN TESTIMONY WHEREOF, witness the signatures of the Parties hereto, this the day and date first above written.


JAMES S. WILSON, III


JOAN WILSON

7-25-94
Mailed to:
D. Ormsby
341 Stoner Ave
Paris, Ky

218 633



A. B. Tax
Richard
Bo. Hwy
\$80,000
6-30-94
SAPP Pack C BEE
Kuyakish Gilbert ac

DEED

THIS DEED made and entered into this 30TH day of June, 1994,
by and between JAMES S. WILSON, III and JOAN WILSON, husband and
wife, Harrods Creek Road, Paris, Kentucky 40361, Parties of the
First Part, and GUY F. ORMSBY, JR. and DORCAS SUSANNE ORMSBY,
husband and wife, 341 Stoner Avenue, Paris, Kentucky 40361,
Parties of the Second Part,

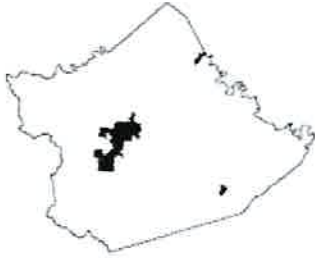
WITNESSETH:

That for and in consideration of the sum of EIGHTY THOUSAND
DOLLARS (\$80,000.00), cash in hand paid, the receipt of which is
hereby acknowledged by First Parties, the First Parties have
BARGAINED and SOLD and by these presents do hereby GRANT and
CONVEY unto Second Parties, equally and jointly, 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 property, to-wit:

Beginning at a point in the center of the Harrods Creek
Road, a corner to Kaufman, and running with the center of
said road South 81 degrees and 00 Minutes East 147.3 feet
to a corner to Delta G. Wilson; thence, leaving said road
and running with the line of Wilson South 2 degrees and 50
Minutes West 437.6 feet; thence, with the line of same
South 1 degree and 55 Minutes West 967.9 feet; thence,
with the line of Wilson North 86 degrees and 45 Minutes
West 165.9 feet to a stake in the line of Kaufman; thence,
running with the line of Kaufman North 3 degrees and 15
Minutes East 1407.0 feet to the point of beginning and
containing 5.00 acres of land.

Being the same property conveyed to James S. Wilson, III,
by deed of record in the Bourbon County Court Clerk's
Office in Deed Book 171, Page 762.

TO HAVE AND TO HOLD the hereinabove described property unto
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, together with all improvements thereon and
appurtenances thereof, with Covenant of General Warranty.


BOURBON COUNTY JOINT PLANNING OFFICE
525 High Street
Paris, KY, 40361
859.987.2150
www.bourboncountyplanning.com
Permit #: 371
Permit Type:
Address: HARRODS CREEK RD 522

City: PARIS KY 40361

State:
Zip:
Owner: ORMSBY GUY F JR & DORCAS S

Owner Address: 341 STONER AVE

Owner City: PARIS KY 40361

Owner State:
Owner Zip:
Owner Phone:
Owner Email:
Receipt #: 259

Date: 12/09/2022

Paid By: Check #12120

Description: Paid Check #12120 for MS 22-46

Payment Type: Check

Payment Type Description: #12120

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
				Total:	\$150.00