

From: Jennifer Yazell darnellengineeringinc@gmail.com
Subject: #525 & #529 Main Street, Paris
Date: November 18, 2022 at 10:43 AM
To: Darrell Poynter darrellpoynter@aol.com

Please find the consolidation application attached for #525 & #529 Main Street. At your convenience, please provide a phone number and then sign and date as the 'applicant'.
If you have any questions, please feel free to contact us.

Thanks,
Jennifer S. Yazell

Darnell Engineering, Inc.
P.O. Box 175
Cynthiana, KY 41031
Office: (859) 234-8957

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. MS22-41 Fee Amount: \$ 150⁰⁰ #12119 Date Fee Received: 12/9/2022

1. APPLICANT The 519 Group, LLC

MAILING ADDRESS 501 Houston Oaks Drive, Paris, KY 40361

PHONE NO. 859-421-4966 (HOME) _____ (WORK) _____

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

3. PLEASE CIRCLE B: Bourbon County: North Middletown: Millersburg

4. SUBDIVISION NAME: _____ TOTAL ACREAGE: 0.187 NUMBER OF LOTS: 2

5. EXISTING USE: vacant ZONING DISTRICT: B-1

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

Acreage of Original Lots: Property 1- 1=0.105; 2=0.082 3- _____ 4- _____ 5- _____

Acreage of Parcel to be divided: N/A-two whole parcels to be consolidated

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)


APPLICANT SIGNATURE

11-18-22
DATE

Applications under zoning regulations involve legal procedures and the satisfaction of legal requirements, often complex, based on 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. 22-5235

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

RE: Consolidation @ #525 & #529 Main Street (US 68X), Paris, Bourbon County

Dear Sirs:

Please find transmitted herewith a consolidation application and plat. The purpose of this plat is to consolidate an existing 0.082 acre tract with an existing 0.105 acre tract. The land use will remain the same-business.

To our knowledge, the board of adjustments has not taken any prior action in regards to this property.

The adjoining property owners are:

GINKGO ENTERPRISES LLC, 5498 LEXINGTON RD, LEXINGTON KY 40511
DAVID P & STACY JUDE, 700 CLINTONVILLE RD, PARIS KY 40361
JENNIFER FRANSEN, 518 HIGH ST, PARIS KY 40361
THOMAS M & CAROL D BRANNOCK, P O BOX 551, PARIS KY 40362-0551
THE 519 GROUP LLC, 501 HOUSTON OAKS DR, PARIS KY 40361

Respectfully Submitted,

Darnell Engineering, Inc.

Cc: File

Enclosures

F.EALESTATE TAX PAID AMT \$ 50.00
 RICHARD STIPPEADS, BCC
 DATE 7/27/22 BY A. Fay DC

DEED

THIS DEED made and entered into this 26th day of July, 2022, by and between JANET'S INVESTMENTS, LLC, a Kentucky Limited Liability Company, with a mailing address of P.O. Box 188, Paris, KY 40361, PARTY OF THE FIRST PART, and THE 519 GROUP, L.L.C., a Kentucky Limited Liability Company, with a mailing address of 501 Houston Oaks Drive, Paris, KY 40361. PARTY OF THE SECOND PART. The property tax bill for the current year should be mailed "in care of" The 519 Group, L.L.C., 501 Houston Oaks Drive, Paris, KY 40361.

WITNESSETH:

That for and in consideration of the sum of \$50,000.00, the receipt of which is hereby acknowledged by the First Party, the First Party has bargained and sold and by these presents does hereby grant and convey unto the Second Party, in fee simple, its successors and assigns forever, the following described real property situated in Paris, Bourbon County, Kentucky, to wit:

Parcel 1: 525 Main Street, Paris, KY 40361

That certain lot with a three story brick store building situated thereon (now a vacant lot), located on the western side of Main Street in Paris, Bourbon County, Kentucky, between Fifth and Sixth Streets, bearing the street address of 525 Main Street, Paris, Bourbon County, Kentucky, fronting on the western side of said street 43 feet, more or less, and extending back therefrom in a westerly direction between approximately parallel lines toward High Street 107 feet, more or less, and bounded on the northern side by the old Fordham Hotel Property (later known as the Baldwin Hotel and formerly owned by Harry Campbell and Irene Campbell) and on the southern side by the Tucker Building.

Parcel 2: 529 Main Street, Paris, KY 40361

That parcel of land fronting on the west side of Main Street in the City of Paris, Kentucky, between 5th and 6th Streets, having a frontage on Main Street of 27 feet, and beginning at a point on the west margin of Main Street at a corner to the property formerly owned by J. W. Davis; thence along the margin of Main Street a distance of 27 feet, more or less, to the corner of the Baptist Church lot, later the property of the estate of J. C. Carrick; thence along the line of the church property, later Carrick, and the old Baptist parsonage lot, later Elizabeth Collins, in a westerly direction a distance of 120 feet and 10 inches to a corner of the lot formerly owned by Mrs. H. M. Collins, later owned by Frazier Insko, now Sargent; thence at right angles, and with Sargent's line, in a northerly direction and across the middle of a cistern, a distance of 50 feet, to the property formerly owned by Mrs. C. J. McLear, later owned by Baldwin; thence with the McLear line and at right angles in an easterly direction 13 feet and 10 inches, to a corner to the J.W. Davis Property; thence again at right angles with Davis' line and in a southerly direction 23 feet to

another corner to Davis; thence again at right angles and with the Davis line. and in an easterly direction. 107 feet and 3 inches to the west margin of Main Street. the place of beginning.

And BEING a part of the same property conveyed to Janet's Investments, LLC, a Kentucky Limited Liability Company. by deed dated October 1, 2013, and of record in the Office of the Bourbon County Court Clerk in Deed Book 293, at Page 574.

Also the right of ingress and egress to said property through and over the lot formerly owned by Frazier Insko, now Sargent, lying between the property hereby conveyed and High Street. is given and granted to Second Party and its successors and assigns, "which was owned by Sue Graves Tucker at the time of her death."

TO HAVE AND TO HOLD the hereinabove described real property unto the Second Party, in fee simple, its successors 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 Second Party joins in this deed for the sole purpose of certifying the consideration pursuant to KRS 382.135.

IN TESTIMONY WHEREOF, witness the signatures of the First Party and the Second Party hereto, this the day, month and year first above written.

JANET'S INVESTMENTS, LLC, a KY
Limited Liability Company

BY: 

Robert F. Wells, Member

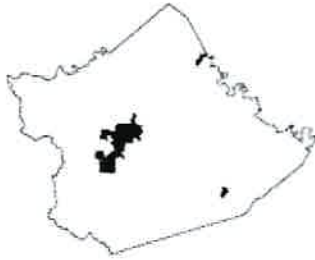
PARTY OF THE FIRST PART

THE 519 GROUP, L.L.C., a KY Limited
Liability Company

BY: 

Darrell F. Poynter, Member

PARTY OF THE SECOND PART



BOURBON COUNTY JOINT PLANNING OFFICE

**525 High Street
Paris, KY, 40361
859.987.2150**

www.bourboncountyplanning.com

Permit #: 372

Permit Type:

Address: MAIN ST 525

City: PARIS

State: KY

Zip: 40361

Owner: The 519 Group, LLC

Owner Address: 501 Houston Oaks Drive

Owner City: Paris

Owner State: KY

Owner Zip: 40361

Owner Phone: 8592414966

Owner Email:

Receipt #: 260

Date: 12/09/2022

Paid By: Check #12119

Description: Paid Check #12119 for MS 22-41

Payment Type: Check

Payment Type Description: #12119

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